



Facility Assessment for the Industrial Area Reuse Study

**Rocky Flats
Environmental Technology Site**

April 6, 1998

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EXECUTIVE SUMMARY

Introduction

This Technical Memo documents the current conditions of selected buildings identified for potential retention in the Rocky Flats Industrial Area. It was done as part of a larger effort to determine the potential reuse opportunities for the Industrial Area, after cleanup is complete. This report provides information to determine rehabilitation measures necessary to bring the facilities into compliance with building, life safety, and accessibility codes and standards. It also provides preliminary budget figures for this rehabilitation work in addition to estimated upkeep and utility costs required to keep the buildings in their current condition so as to allow for use after site cleanup.

Each of the buildings was viewed on the exterior and the interior and the surrounding site. Physical conditions of the buildings, systems, materials, site features, and site utilities were documented and the architecturally significant elements noted. Facility management personnel were interviewed, and standing documentation regarding facility management issues was reviewed. A more detailed narrative description, photo elevation, and site and floor plan drawings are included in the body of the report for each building. Findings and conclusions based upon this evaluation is presented at the end of this report and are summarized below.

Assessment Summary and Conclusions

Table ES1 summarizes the basic features and sizes of the buildings which were evaluated in this assessment.

Table ES1: Building Summary

Description	125	130	130w	131	440	460	850
Type/Stories	Metal frame Single story	Metal frame 2 stories	Metal frame 2 stories	Metal frame Single story	Metal frame Single story w/high center bay	Metal frame w/high bay 2 stories	Metal frame Multiple story
Square Footage (SF)	12,900	50,000	30,000	22,000	43,320	212,980	39,894
Past Use	Measure- ment Laboratory	Admin. Cafeteria, Shipping Warehse.	Admin. Cafeteria, Shipping Warehse.	Warehouse and Manuf.	Vehicle Modification Facility	Consol. Non- Nuclear Manuf. Facility	Logistics Office, Cafeteria
Current Use	Same	Same	Same	Warehouse	Storage of RCRA waste	RFETS/DOE Admin.	Admin. (cafeteria closed)

Reuse Flexibility

While initially designed for a specific purpose, some buildings are more likely to become functionally obsolete than others because of lack of flexibility in their design and construction, and their potential for reuse is diminished. Table ES2 summarizes the relative value of each building for retention based upon future flexibility in the building design.

Table ES2: Reuse Flexibility by Building

Description	Bldg 125	Bldg 130	Bldg 130W	Bldg 131	Bldg 440	Bldg 460	Bldg 850
Functional Flexibility	low	high	high	High	low	high	medium
Comments	unique - laboratory	office - flexible layout	warehouse flexible layout	office-flexible layout	unique-workshop	office/warehouse flexible layout	office-less flexible layout

Schedule for Availability

The date at which buildings are available for reuse is based upon the current deactivation and decommissioning schedule of DOE. Table ES3 indicates these dates for each building, based upon the February Draft Cleanup Plan. For this analysis it is important to note that the date used by DOE for decommissioning assumes that the community could reuse the building immediately upon decommissioning. Current DOE policy is that the community becomes responsible for buildings when they are deactivated and decommissioned. However, if plutonium is still present on the site at the time that the buildings were ready, the buildings could not be available to the community.

If the buildings were to be retained for future use, then the assignment of costs to the appropriate entities is key. Although maintenance and other costs during the deactivation and decommissioning process would be born by DOE, costs after this will be the responsibility of the community. Therefore, if the community is planning on reusing the buildings after they are made available by DOE, it is imperative that the community have mechanisms in place to identify and negotiate with prospective tenants in order to defray maintenance and other holding costs.

Table ES3: Building Deactivation and Decontamination Schedule

Activity	125	130	130w	131	440	460	850
Deactivation Complete	2004	2003	2003	2003	2009	2005	2006
Decommissioning Complete	2004	2003	2003	2003	2009	2006	2006

Note:

All dates are assumed to be September 30 of the year indicated.

Maintenance Costs

Table ES4 summarizes anticipated annual costs for maintenance on a building-by-building basis. Both minimal maintenance and normal maintenance costs are presented for comparison.

"Minimal" maintenance is defined as that which is required to keep the building structure in a minimal serviceable condition without a tenant (i.e. the building is locked and not heated). Minimal maintenance assumes that the building would be in a "mothball" condition – that is, it would be disconnected from utilities and otherwise made unserviceable for a tenant until it was reactivated and reconnected to utilities.

"Normal" maintenance is appropriate if the buildings are not mothballed and can be reoccupied quickly (i.e. within two years) after being turned over to the community. Based upon comparable costs from the private sector, normal maintenance ranges in cost from \$4 to \$6/square foot (and includes utilities, taxes, insurance and custodial service). One can extrapolate the cumulative maintenance costs (whether it be minimal or normal maintenance) based upon the information provided in the table, factoring in the number of years that the community provides maintenance.

Table ES4: Maintenance Costs

Description	125	130	130w	131	440	460	850	Total
Square Footage (SF)	12,900	50,000	30,000	22,000	43,320	212,980	39,894	411,094
Minimal Maintenance (Annual \$/000)	16	60	48	47	23	110	53	357
(\$/SF)	1.24	1.20	1.60	2.14	0.53	0.52	1.33	
Normal Maintenance (Annual \$/000)	52	200	120	88	173	851	160	1,644
(\$/SF)	4.00	4.00	4.00	4.00	4.00	4.00	4.00	

Upgrade Costs

The condition and future usability of the buildings is directly related to their age and, less so, their function and current structural configuration. Although the current condition of the buildings ranges from fair to good, reuse and upgrade costs for the buildings would be considerable, especially considering what will be required in terms of code improvements, physical plant and site improvements to make them minimally suitable for civilian use.

Table ES5 displays information about one-time upgrade costs for each building to meet civilian building codes. All costs are given in thousands of first quarter 1998 dollars. Upgrade costs are distinct from tenant improvement costs.

The costs for interior and exterior upgrades to make the buildings serviceable for reuse (not including tenant finish) total \$4.7 million (ranging from \$8/SF to \$18/SF). These costs would likely be born, at least initially, by a master developer or facility manager (i.e. the community reuse organization) and then amortized through the lease. Furthermore, it would be prudent that these improvements be undertaken only after a tenant is identified and a lease negotiated that can recover the costs. This would also facilitate coordination of tenant improvements (which are amortized through the lease) with the upgrades.

Table ES5: Costs for Upgrades by Building

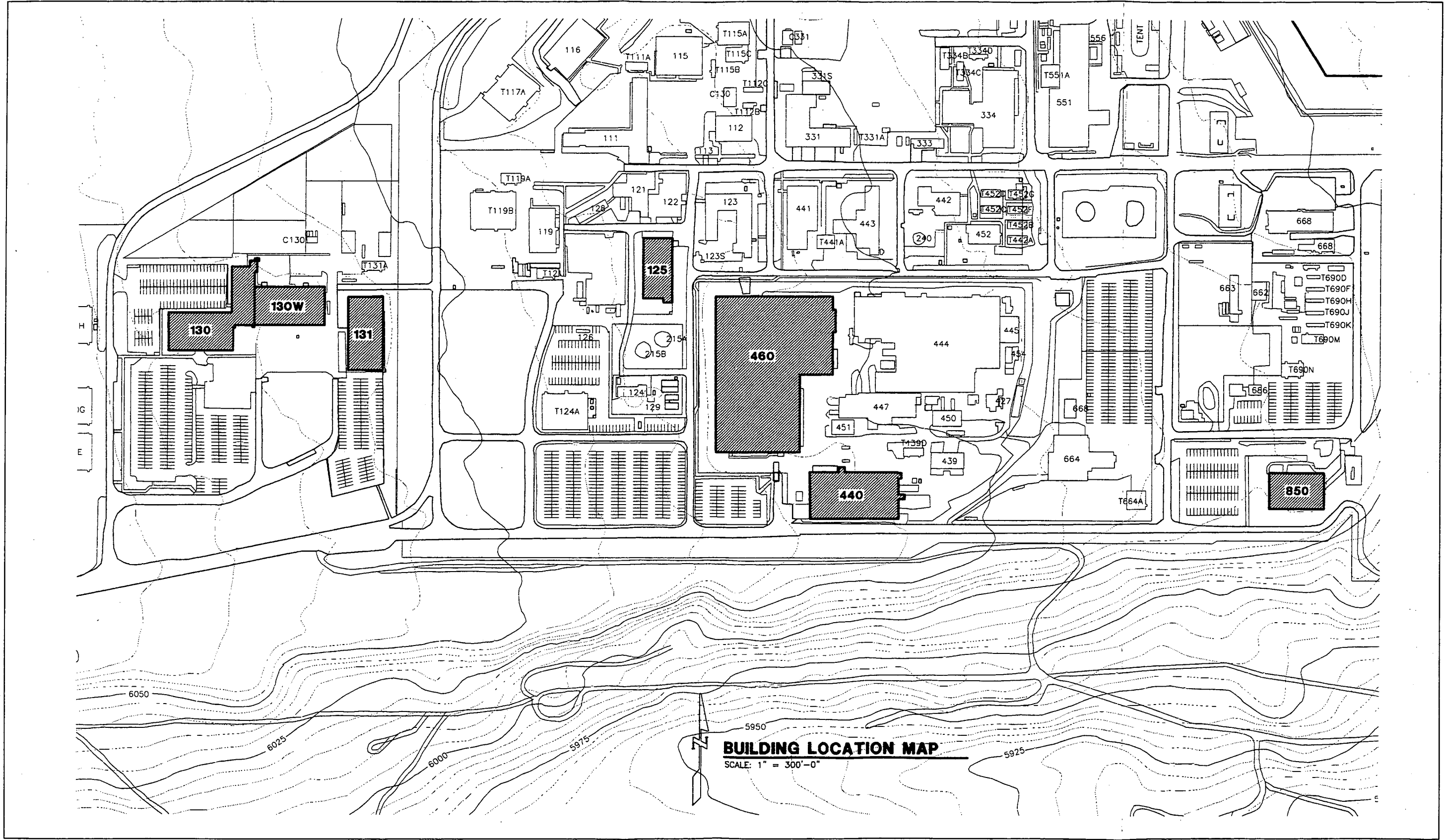
Description	Bldg 125	Bldg 130	Bldg 130W	Bldg 131	Bldg 440	Bldg 460	Bldg 850	Total
Year Built	1965	1985	1985	1986	1971	1985	1984	
Square Footage	12,900	50,000	30,000	22,000	34,320	212,980	39,894	411,094
*Environmental Remed.	142	0	0	0	378	160	0	680
Upgrades/Conversions								
• Code/ADA Compliance	68	40	147	14	182	143	27	
• Architectural	70	330	57	119	186	429	215	
• Structural	0	0	0	0	0	0	0	
• Site	50	236	107	84	133	370	154	
• HVAC	23	154	70	23	61	373	70	
• Electrical	7	31	14	11	18	66	21	
• Information Systems	7	31	14	11	18	66	21	
Subtotal	225	822	409	260	598	4,457	508	
• 10% Contingency	23	82	41	26	60	146	51	
Total Upgrades/ Conversions	248	904	450	286	658	1,603	559	4,708

Note:

*Only applies to Buildings 125, 440, and 460. Cost varies dramatically between buildings.

Building Reactivation Costs

Potential costs for reactivating a building after it has been "mothballed" are not included in the upgrade costs discussed above. "Mothballing" is the process whereby a building is disconnected from utilities and otherwise made unserviceable for a tenant so that it can be retained at a low cost for an extended period of time. The reactivation process is necessary to make it once again serviceable for a tenant. Reactivation costs, if they were necessary, could exceed potential maintenance savings if the holding period is a short one. If the building is retained for a longer period of time, the reactivation costs can be justified because of the lower interim maintenance costs.



Building Location Map

INTRODUCTION

Purpose

This work was undertaken to assess and document current conditions of selected buildings identified for potential retention following cleanup of the Rocky Flats Industrial Area. It was done as part of a larger effort which will culminate in the preparation of a master plan for reuse of the remaining facilities within the Industrial Area. This report provides information to determine rehabilitation measures necessary to bring the facilities into compliance with building, life safety, and accessibility codes and standards. It also provides preliminary budget figures for this rehabilitation work in addition to estimated upkeep and utility costs required to keep the buildings in their current condition so as to allow for use after site cleanup.

Methodology

Each of the buildings was viewed on the exterior and the interior. Each surrounding site was observed as well. Field notes were taken, as well as selective photographs. Physical conditions of the buildings, systems, materials, site features, and site utilities were documented and the architecturally significant elements noted. Facility management personnel were interviewed, and standing documentation regarding facility management issues was reviewed. A condensed summary of findings and a more detailed narrative description, photo elevation, and site and floor plan drawings are included in the body of the report for each building.

It should be noted that the scope of this study was limited to the buildings (and adjacent parking, etc.) and that the buildings were evaluated for reuse without regard to the availability (or lack thereof) of infrastructure required to support continued use of the buildings. Infrastructure assessment information is available in a separate report.

In order to organize the investigation and the findings, the following definition of terms were used by the inspection team. These follow widely accepted usage of these terms among facility condition assessment organizations.

- Excellent: Normally would relate to new construction or recent substantial rehabilitation. Assume at least five years with only minor maintenance needed. Assume at least 20 years service life remaining.
- Good: Probably a building or system about 10 years old, remaining service life without major rehabilitation, less than 20 years. Routine annual maintenance needed to maintain condition.
- Fair: System or material is aged and in need of rehabilitation, although basic material or system is serviceable. Probably near end of expected service life, but with major rehabilitation, could be upgraded to excellent condition.
- Poor: For materials, severe aging is evident - peeling, cracking, stains, color changes, and corrosion are typical. Service life near end. For building systems, conditioned functionality in question. To correct the poor condition for materials, systems and buildings, major rehabilitation is needed. Replacement should be strongly considered.

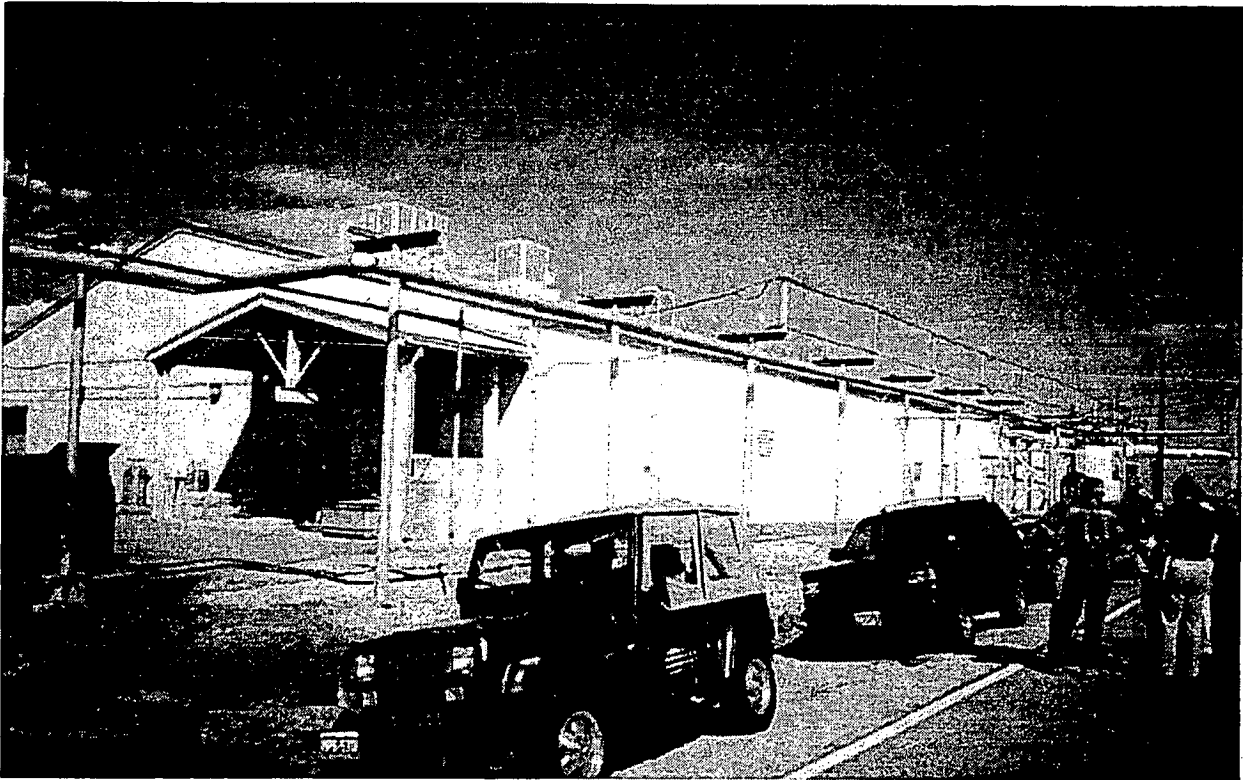
Deteriorated: Severe deterioration long standing. Peeling, deep cracks, dark stains, and severe corrosion could be present. Systems subject to breakdowns and frequent repairs. Material or system can function, but functionality well below expectations for similar new elements. Replacement may be only viable alternative.

Unstable: Structural or physical condition is so poor that continued functionality in question. If no comprehensive repairs are undertaken, system failure a probability.

A summary of findings and conclusions is presented at the end of this report. This includes a discussion of the reuse feasibility for each of the buildings in terms of several key factors: reuse flexibility, the schedule for deactivation and decontamination, maintenance costs, building upgrade costs and building reactivation costs.

BUILDING 125

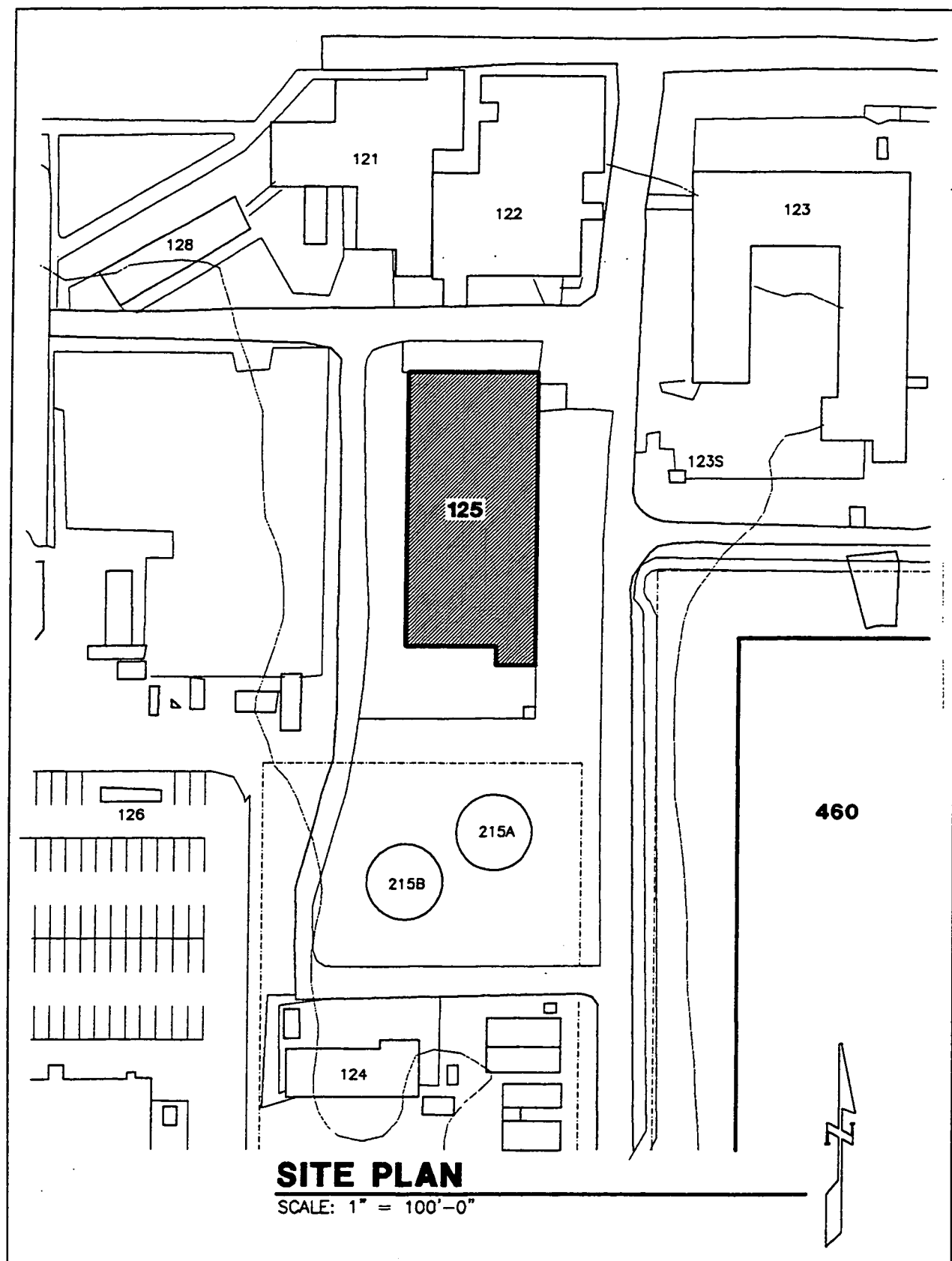
Facility Assessment and Summary



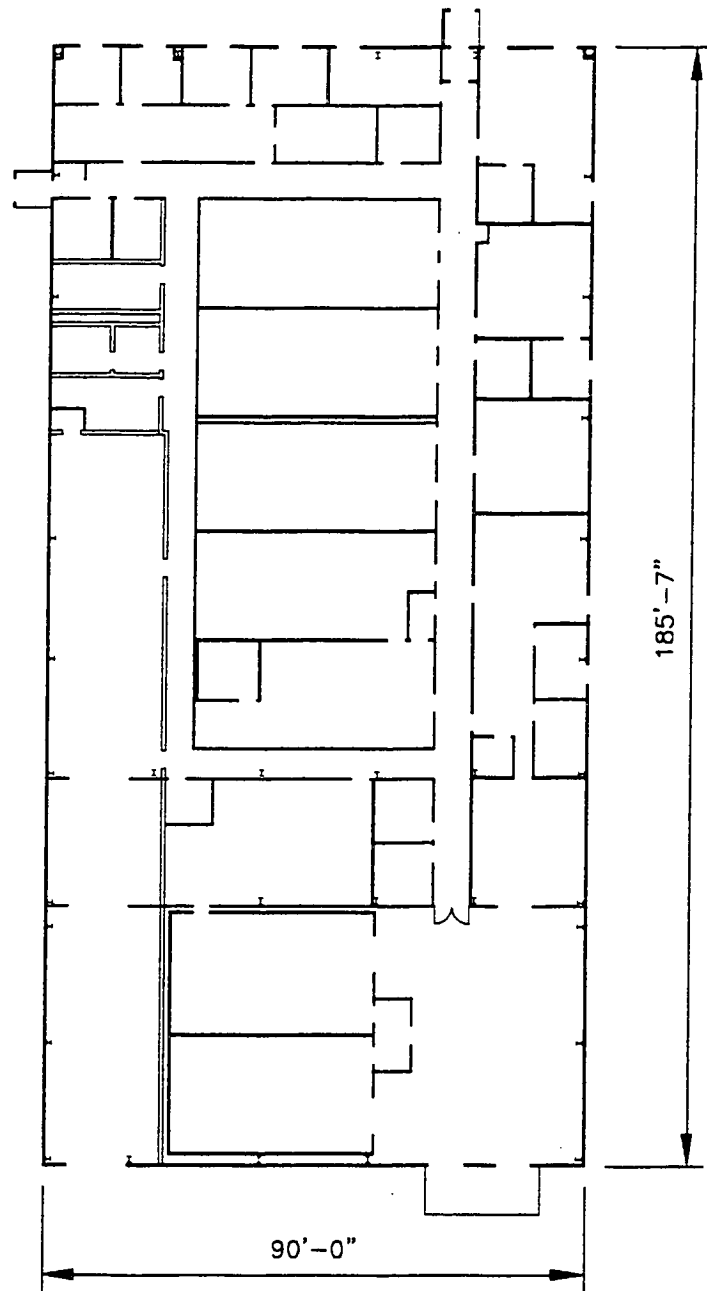
Building 125 - View from Southeast

Narrative Summary:

1. Location: Building 125 is located just east of Parking Area 12 and west of the intersection of Third Street and Cottonwood.
2. Description: It is the Standards Metrology Laboratory, where measuring and timing instruments are calibrated. The facility is a single-story, metal frame building with metal siding and sloped metal roof with overlay. It was built in 1965 (with two subsequent additions) and contains 12,900 SF. It is presently occupied by 15 personnel but has a capacity of approximately 50. It contains several stainless steel, prefabricated laboratory modules that are climate controlled, one of which is also seismically isolated.
3. Future Usability:
 - Assumed Reuse: Standards or calibration lab.
 - Assets: Modular lab areas.
 - Liabilities: Age, energy inefficiency, lack of independent heat source.



Existing Site Plan



FLOOR PLAN - BUILDING 125

SCALE: 1/32" = 1'-0"

Existing Floor Plan

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1965	
b) Past Use:	Metrology Laboratory	
c) Current Use:	Metrology Laboratory	
2. Architectural:		
a) Roofing Type	Sloped Metal w/overlay	Good
b) Exterior Walls	Insulated Metal Siding	Good
c) Construction Material	Metal Frame	Good
d) Window Types	Non-op, single-glazed, steel frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	Stainless Steel Lab Modules and gypsum walls	Good
g) Interior Flooring Type	Carpet and Ceramic Tile	Fair/Good
h) Alterations and Additions	None	N/A
3. Site Features		
a) Sidewalk Type	N/A	N/A
b) Parking Type	On street and shared lot	Poor
c) Landscaping	Minimal	Poor
d) Irrigation	None	N/A
e) Exterior Lighting	Yes	Poor
4. Mechanical		
a) Air Conditioning	Roof Evap Cooler and Window	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Central Steam	Fair
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes (none in labs)	Good
b) Standpipe	No	N/A
c) Fire Alarm System	Yes	Good
d) Smoke Detectors	Yes (in offices)	Good

<i>Description</i>		<i>Condition</i>
7. ADA: Facility does not meet ADA standards in any area.		
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A
9. Principal Installed Equipment:	N/A	

Related Structures: None.

Special Facility Features: Stainless steel, pre-assembled, climate-controlled measurement and calibration laboratory modules (one of which is seismically isolated); conditioned power, UPS for main computer system.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: One of the early Rocky Flats buildings. Has housed support activities for the nuclear weapons program (and follow-on cleanup efforts) for three decades.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standards laboratory function; any operation requiring modular laboratory space and non-restricted floor loading; light manufacturing.

Useful Life Without major upgrades (which might require funding near that of replacement), it has an estimated life of 15 years.

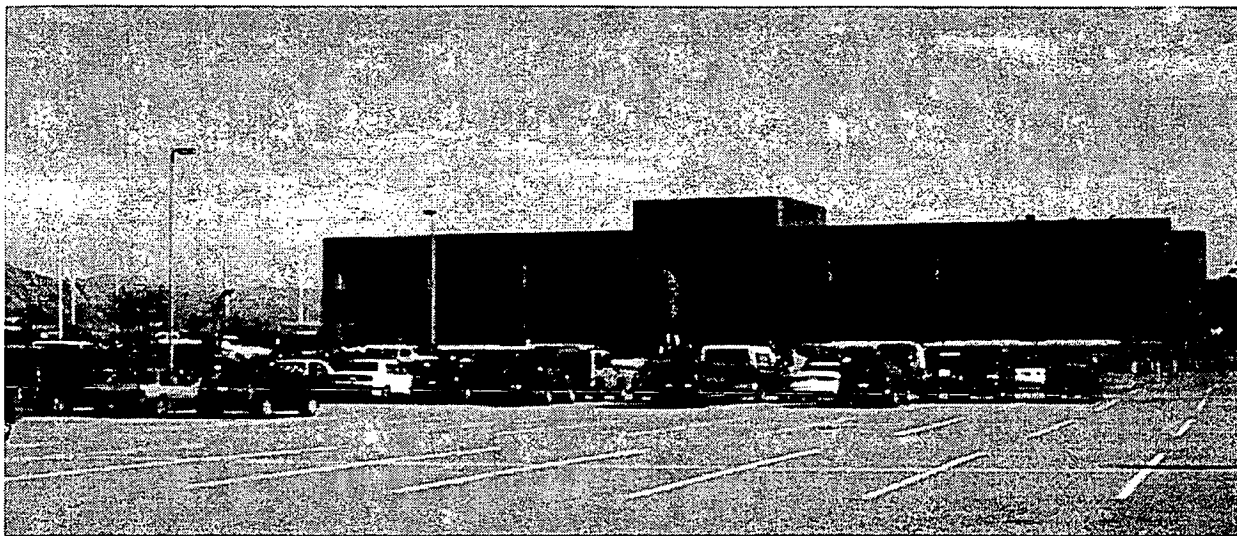
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Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time		(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>		(Annual \$) 17,000 56,000 58,000 131,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>		(Annual \$) 4,000 0 12,000 16,000	DOE
<i>Upgrades/Conversions (Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - major - Signage upgrades • <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC</i> - Construct boiler room - New primary heat <i>Subtotal</i> • <i>Electrical</i> - Assumed miscellaneous upgrades • <i>Information Systems</i> - Assumed Miscellaneous upgrades		(One time \$) 66,000 2,000 68,000 30,000 40,000 70,000 35,000 15,000 50,000 10,000 13,000 23,000 7,000 7,000	

<i>Subtotal Upgrades/Conversion</i> <ul style="list-style-type: none"> • <i>Contingencies (10%)</i> <i>Total Upgrades/Conversion</i>	>2006 (Prior to reoccup ancy	225,000 <u>23,000</u> 248,000	New owner/ developer
<i>Other</i> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	>2006 (Prior to reoccup ancy	40,000	New owner/ developer

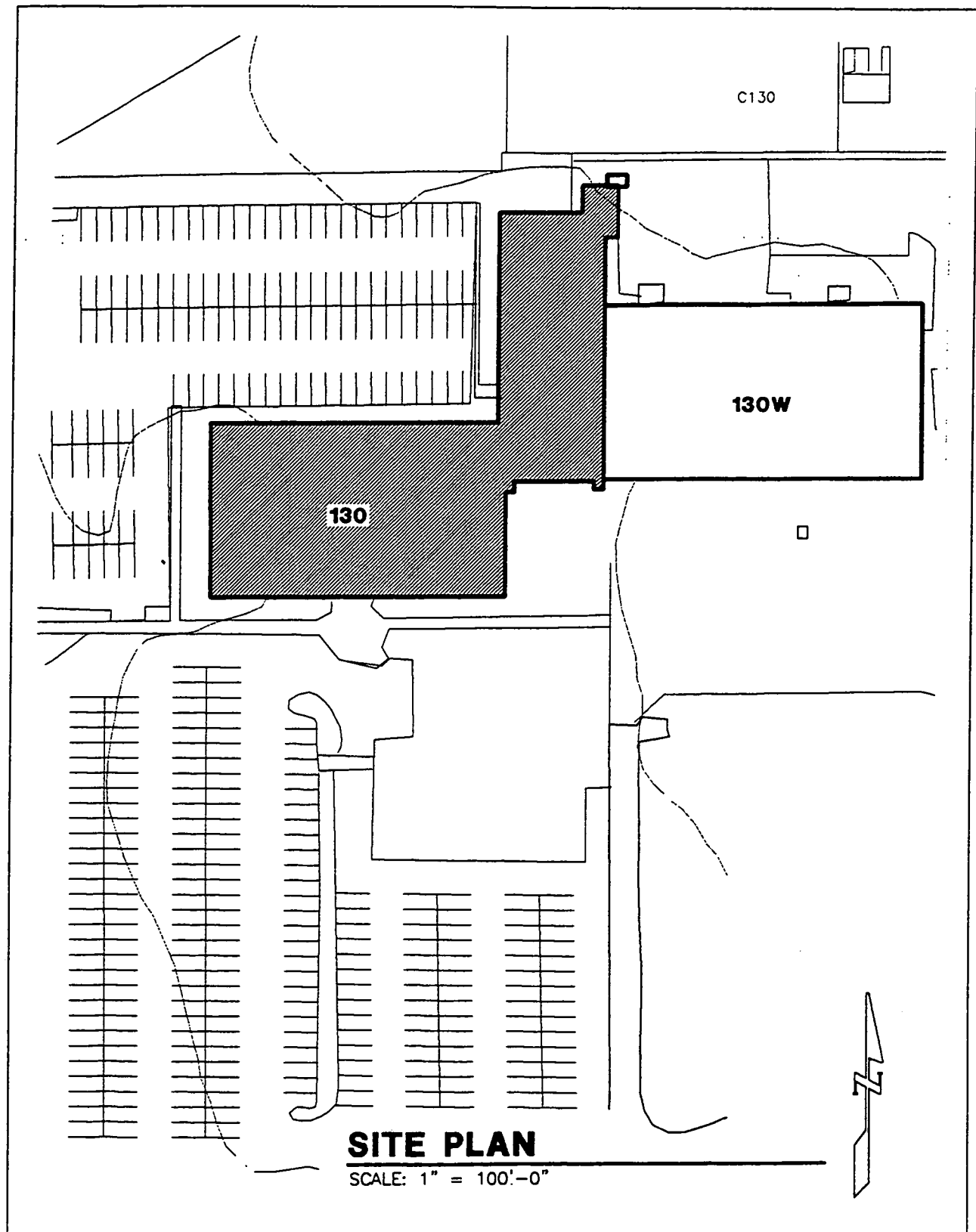
BUILDING 130 (Including Cafeteria/Kitchen) Facility Assessment and Summary



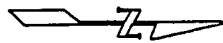
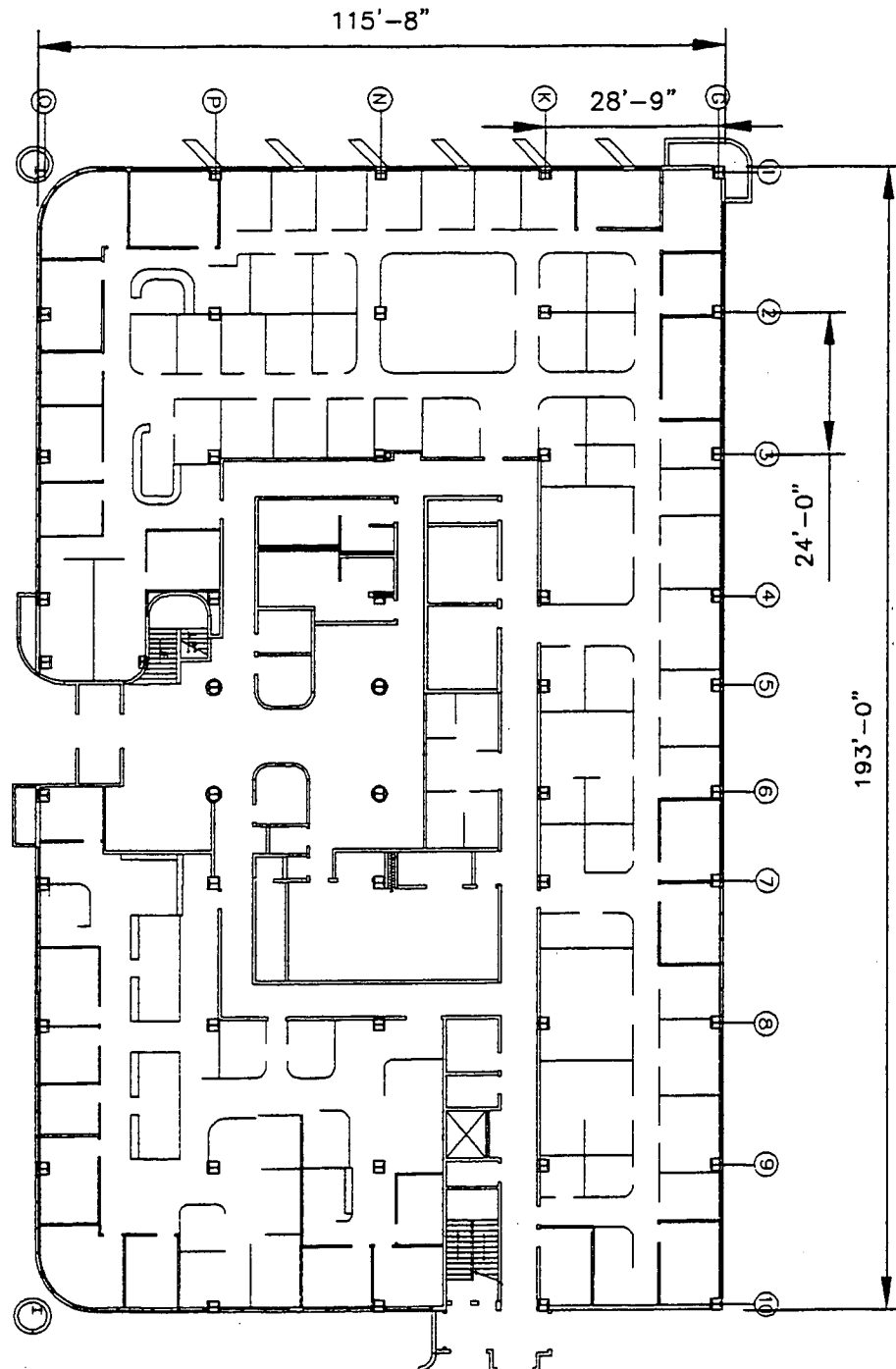
Building 130 - View of South Elevation

Narrative Summary:

1. **Location:** Building 130 is the first major facility seen upon entry into the Rocky Flats Industrial Area from the west. (It is actually in the "Inner Buffer Area.") Surrounded on three sides by large parking lots, it is located about 300 feet north of West Access Road and just east of Northwest Access Road.
2. **Description:** It is a general office building holding a number of different organizations, mostly dealing with engineering support. The facility is a two-story, steel frame structure with a dark grey anodized aluminum skin and a "flat", modified bitumen roof. It was constructed in 1985 and comprises approximately a total of 50,000 SF. It is presently near full occupancy with 138 personnel. Its connection to Building 130W contains a cafeteria and kitchen with a seating capacity of approximately 100 persons.
3. **Future Usability:**
 - **Assumed Reuse:** General office, most likely associated with future warehouse/manufacturing functions in the connected Building 130W.
 - **Assets:** Relatively young age, flexible floor plan (central core with "racetrack" corridor and large open office areas), stand-alone HVAC system (although in poor condition - see below - not dependent on steam system).
 - **Liabilities:** Inefficient and marginally functional HVAC system (series of small boilers tied to non-functional solar panels and evaporative cooling).



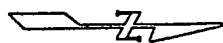
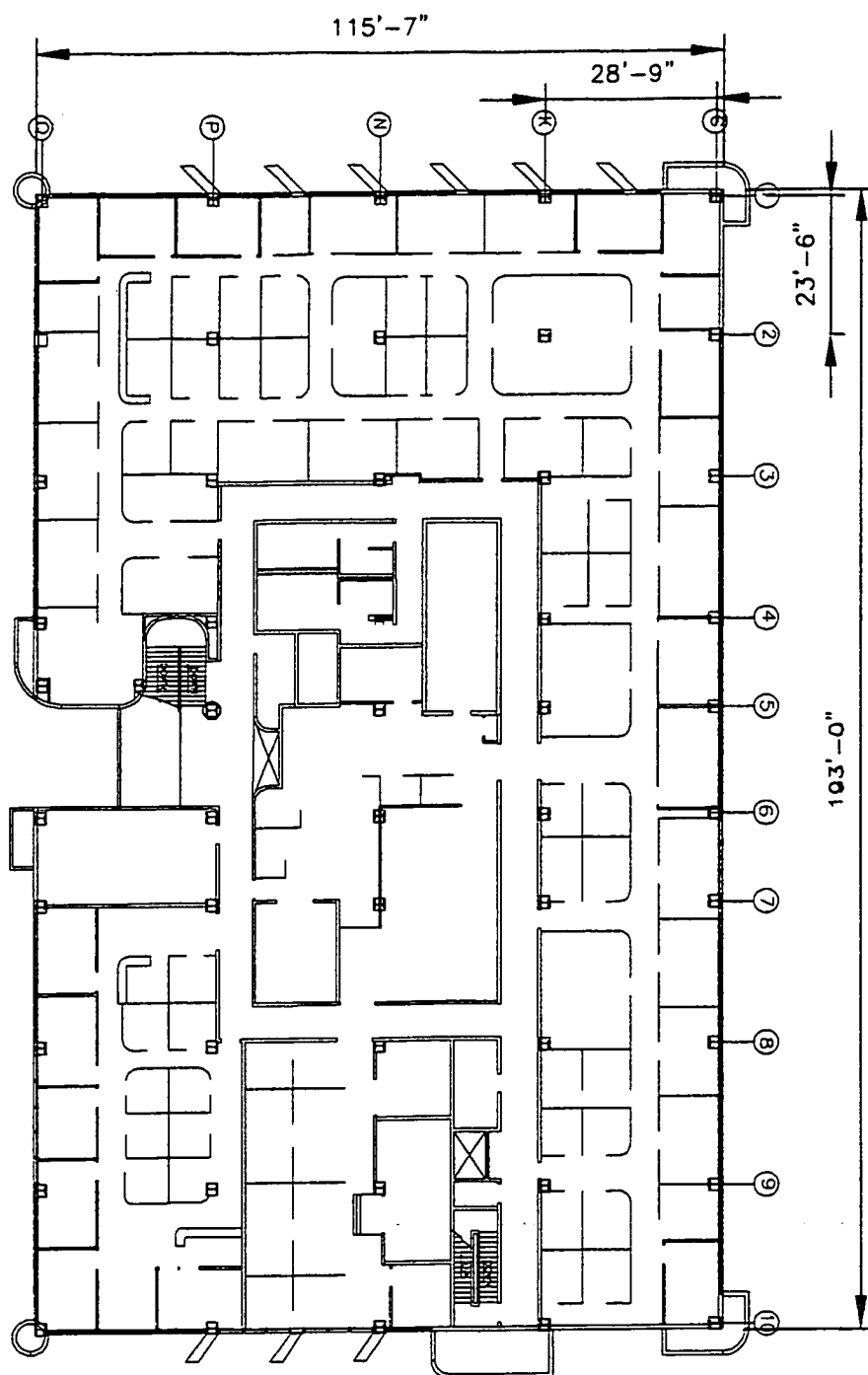
Existing Site Plan



1st FLOOR PLAN - BUILDING 130

SCALE: 1/32" = 1'-0"

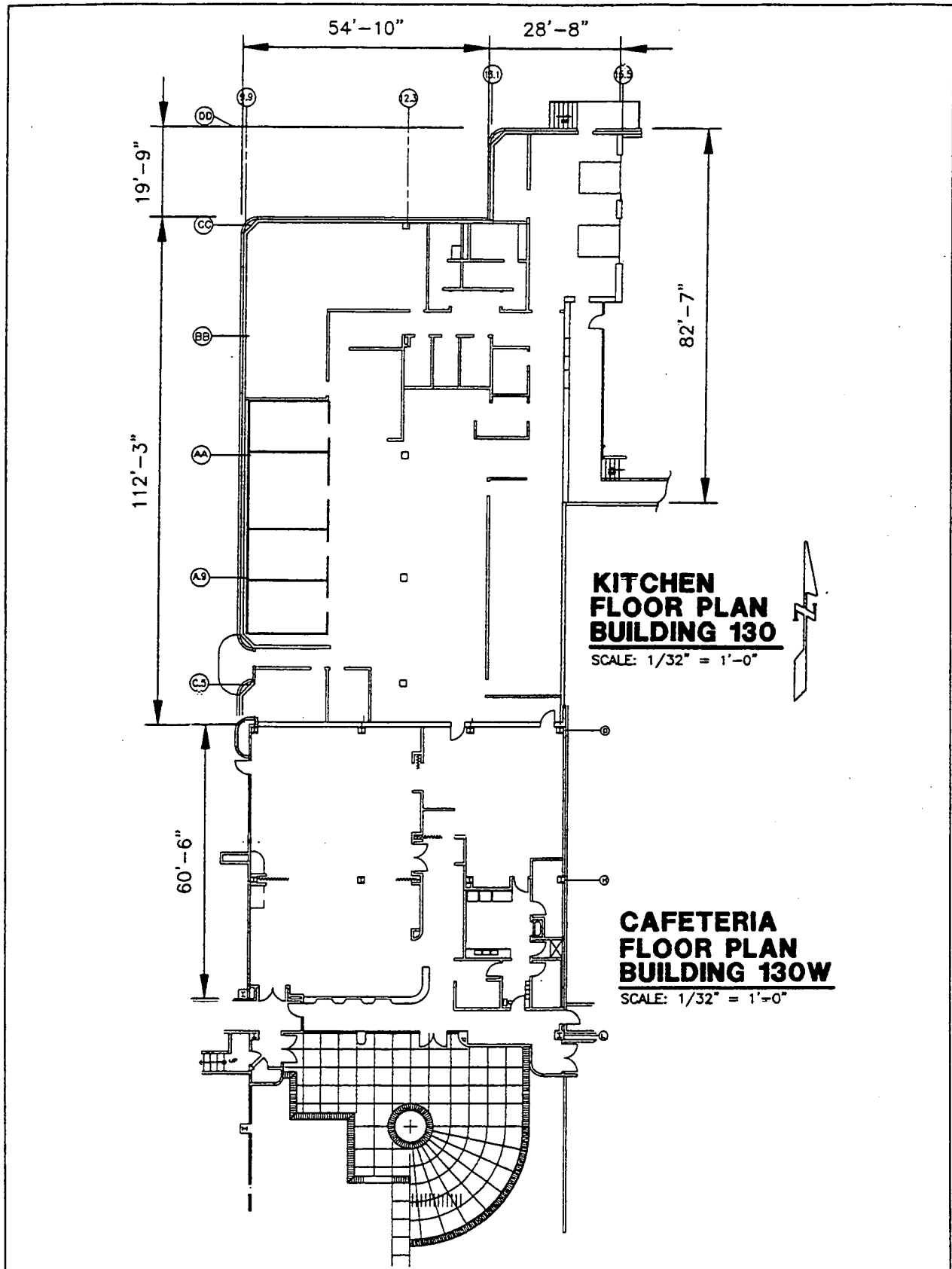
Existing Floor Plan - 1st Floor



2nd FLOOR PLAN - BUILDING 130

SCALE: 1/32" = 1'-0"

Existing Floor Plan - Second Floor



Existing Floor Plan - Kitchen and Cafeteria

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1985	
b) Past Use:	Administration, Cafeteria, Shipping/Warehouse	
c) Current Use:	Administration, Cafeteria, Shipping/Warehouse	
2. Architectural:		
a) Roofing Type	Flat, modified bitumen	Fair
b) Exterior Walls	Anodized Aluminum panel	Fair (sealant failing)
c) Construction Material	Steel Frame	Good
d) Window Types	Non-op, double-glazed, Alum Frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	GWB on steel; demountable office partitions	Good
g) Interior Flooring Type	Carpet and Ceramic Tile	Fair/Poor
h) Alterations and Additions	None	N/A
i) Other:	2d Floor skylights; light shelves 1st Floor windows	
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	Dedicated asphalt lot	Poor
c) Landscaping	Yes	N/A
d) Irrigation	Yes	N/A
e) Exterior Lighting	Yes (Parking Lot and Walkways)	Fair
4. Mechanical		
a) Air Conditioning	Roof Evap Cooler	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Gas-fired Boilers	Poor (in Building 130W)
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Hose removed)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
Smoke Detectors	No	Good

	<i>Description</i>	<i>Condition</i>
7. ADA		
a) Elevator	Yes	Good
b) Ramps	N/A	N/A
c) Restrooms	No	Lack pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	Yes	Good
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A
9. Principal Installed Equipment:	N/A	

Related Structures: Connected to Building 130W.

Special Facility Features: Document fire vault on second floor; large entry foyer with security office; large cafeteria and full commercial kitchen; large outdoor patio and break area.

Near Term Scheduled Upgrades: Data/telecom, etc., and scheduled dates.

Historical Significance: None known

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office use (and manufacturing with connection to Building 130W).

Useful Life: It has an estimated life of at least 30 years.

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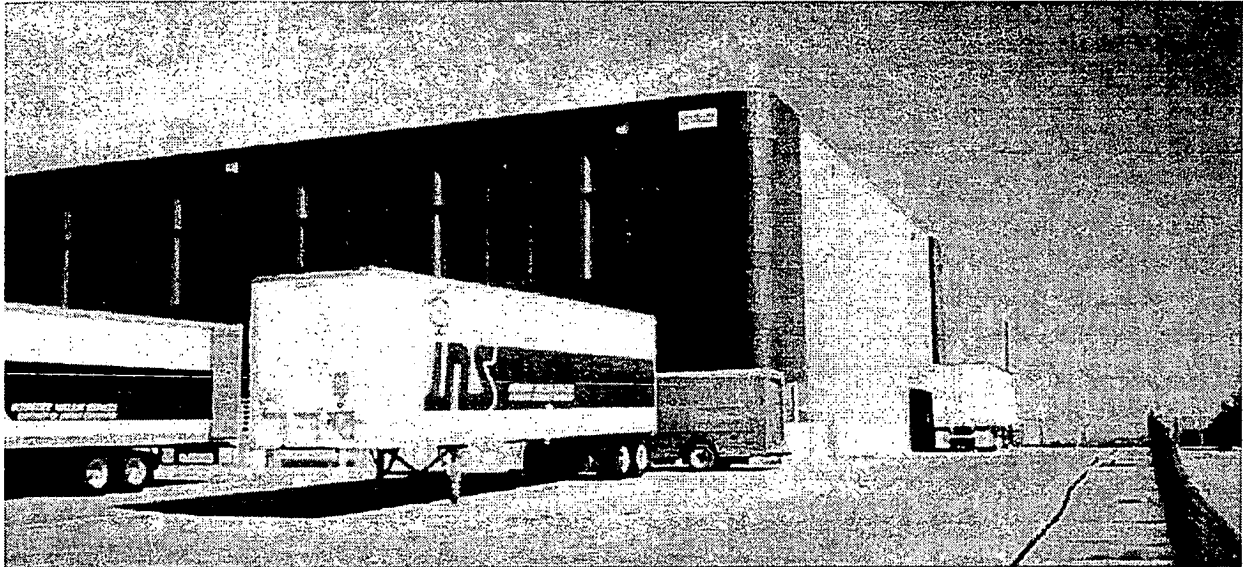
Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 80,000 267,000 201,000 548,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>	<2006	(Annual \$) 20,000 0 40,000 60,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - major - Signage upgrades <i>Subtotal</i> • <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC (cost attributed to 130)</i> - New primary heat - New mechanical cooling (inc. elec) <i>Subtotal</i> • <i>Electrical</i> - Assumed miscellaneous upgrades		(One time \$) 31,000 9,000 40,000 141,000 189,000 330,000 165,000 71,000 236,000 60,000 94,000 154,000 31,000	

<ul style="list-style-type: none"> Information Systems - Assumed miscellaneous upgrades 		31,000	
Subtotal Upgrades/Conversion		822,000	
<ul style="list-style-type: none"> Contingency (10%) 		82,000	
Total Upgrades/Conversion	>2006 (Prior to reoccu- pancy)	904,000	New owner/ developer
Other			
<ul style="list-style-type: none"> Tenant Improvements 	>2006 (Prior to reoccu- pancy)	629,000	New owner/ developer

BUILDING 130W

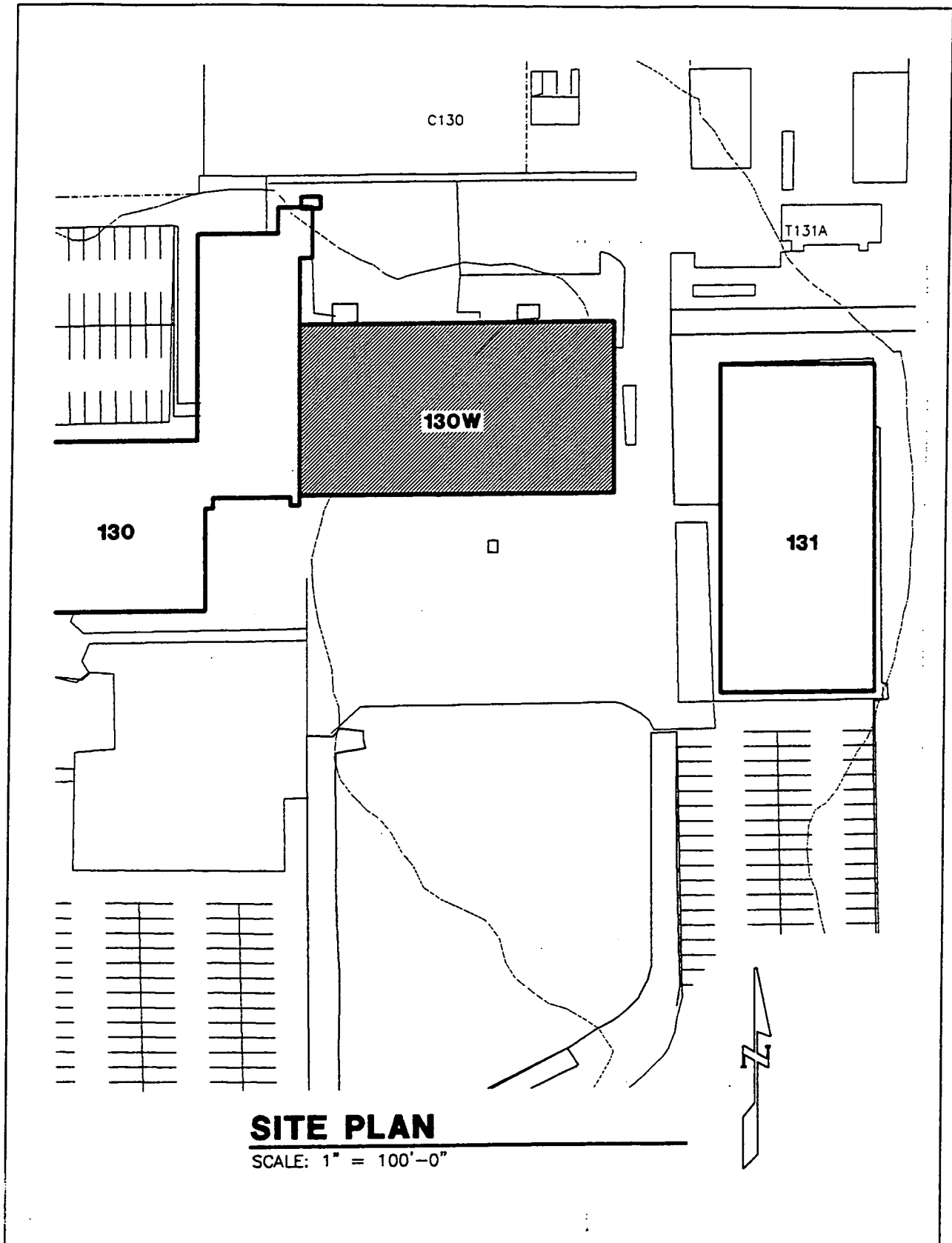
Facility Assessment and Summary



Building 130W - View from Southeast

Narrative Summary:

1. Location: Building 130W is connected by a cafeteria and kitchen to Building 130, just north of the main entrance road to Rocky Flats
2. Description: Building 130W is warehouse constructed in 1985 and has approximately 30,000 SF. It is a partial two story, anodized aluminum panel and concrete masonry unit (with brick overlay), steel framed building with a tapered, modified built-up bitumen roof. It has a warehouse storage space height of approximately 22.5 feet.
3. Future Usability: Except for deterioration of its aluminum panel seals, poor roof skylights, and roof leaks, it is in generally fair condition.
 - Assumed Reuse: Warehouse or manufacturing.
 - Assets: Relatively young age, stand alone HVAC system (although in poor condition - see below - not dependent on steam system), large parking/truck access area and loading docks, cafeteria and kitchen (collocated with Building 130).
 - Liabilities: Inefficient and marginally functional HVAC system (series of small boilers tied to non-functional solar panels and evaporative cooling).



Existing Site Plan

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1985	
b) Past Use:	Shipping/Warehouse	
c) Current Use:	Shipping/Warehouse	
2. Architectural:		
a) Roofing Type	Tapered, multiple built up	Fair/poor
b) Exterior Walls	Anodized Aluminum panel	Poor (seals)
	CMU w/ brick overlay	Good
c) Construction Material	Metal Frame	Good
d) Window Types	Roof skylights	Poor
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	GWB on steel; demountable office partitions	Fair
g) Interior Flooring Type	Concrete on deck	Good
	Carpet and Ceramic Tile in office area	Fair/Poor
h) Alterations and Additions	None	N/A
i) Other:	Solar hot water system on roof	Non-operable
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	None	N/A
c) Landscaping	None	N/A
d) Irrigation	None	N/A
e) Exterior Lighting	None	N/A
4. Mechanical		
a) Air Conditioning	Fresh Air Ventilation	Fair
b) Ventilation	Overhead fans	Fair
c) Heating Type	Gas-fired Boilers (also heat 130)	Poor
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	No	Good

	<i>Description</i>	<i>Condition</i>
7.	ADA: Building is not ADA equipped.	
8.	Information Systems	
	a) Phone	Yes
	b) LAN-wired	Yes
		Standard phones
		N/A

9. Principal Installed Equipment: Fork lift battery charging station in rear of warehouse.

Related Structures: Truck scale 150 meters south of facility.

Special Facility Features: Connected to Building 130 with large cafeteria and full commercial kitchen and large outdoor patio and break area; adequate truck loading dock area; interior overhead crane.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: None known.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard warehouse or manufacturing use.

Useful Life: It has an estimated life of at least 30 years.

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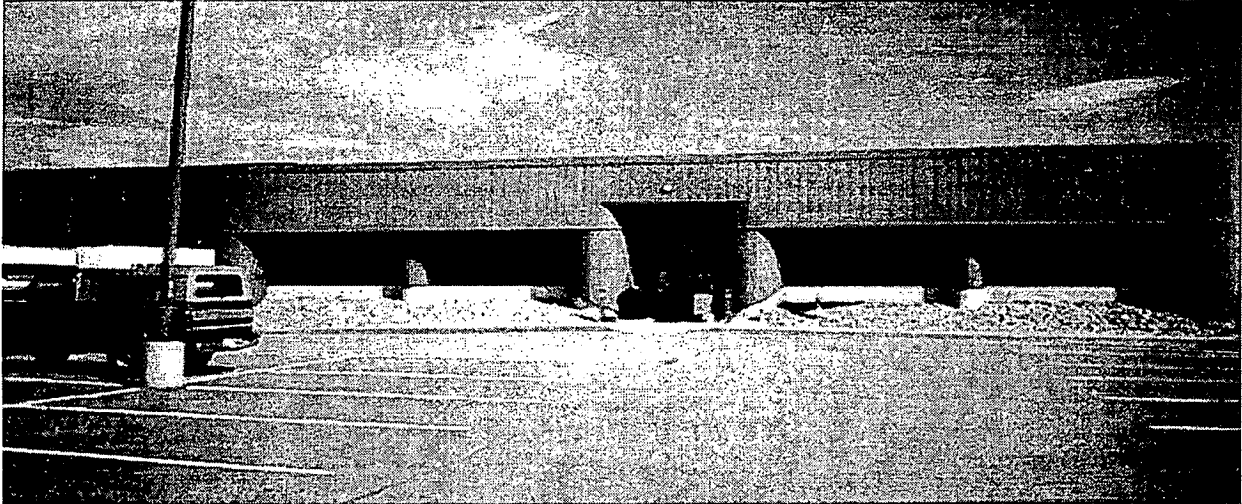
Reuse Summary

ELEMENT	TIME FRAME	COST	RESPONSIBILITY
<i>Environmental Remediation</i> - Unknown at this time		(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>		(Annual \$) 36,000 122,000 201,000 359,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>		(Annual \$) 9,000 0 40,000 49,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - major - Signage upgrades • <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC</i> - New primary heat - New mechanical cooling <i>Subtotal</i> • <i>Electrical</i> - Assumed miscellaneous upgrades • <i>Information Systems</i> - Assumed miscellaneous upgrades		(One time \$) 143,000 4,000 147,000 14,000 43,000 57,000 75,000 32,000 107,000 27,000 43,000 70,000 14,000 14,000	

<i>Subtotal</i> <ul style="list-style-type: none"> • <i>Contingency (10%)</i> <i>Total Upgrades/Conversion</i>	>2006 (Prior to reoccup ancy)	409,000 <u>41,000</u> 450,000	New owner/ developer
<i>Other</i> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	>2006 (Prior to reoccup ancy)	115,000	New owner/ developer

BUILDING 131

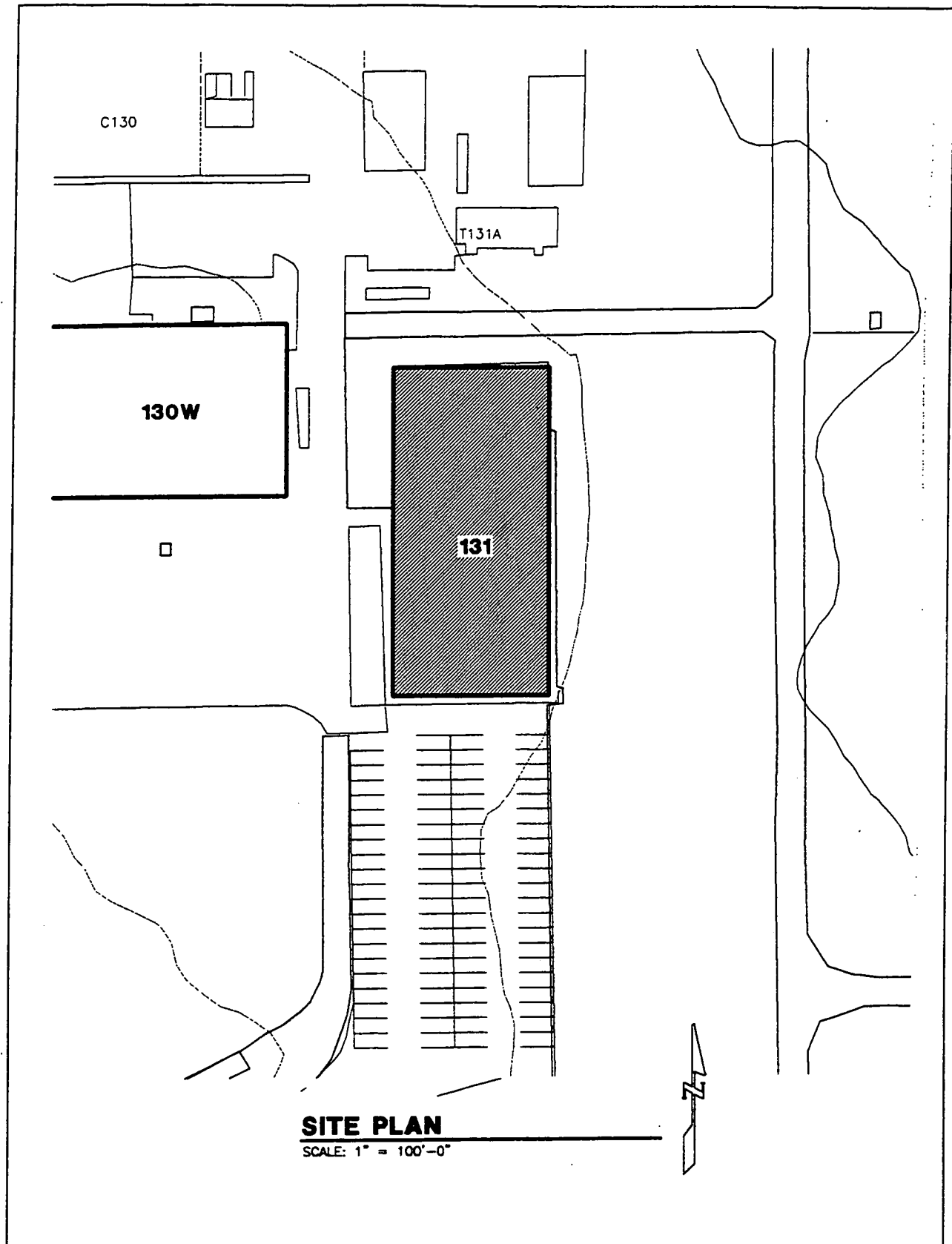
Facility Assessment and Summary



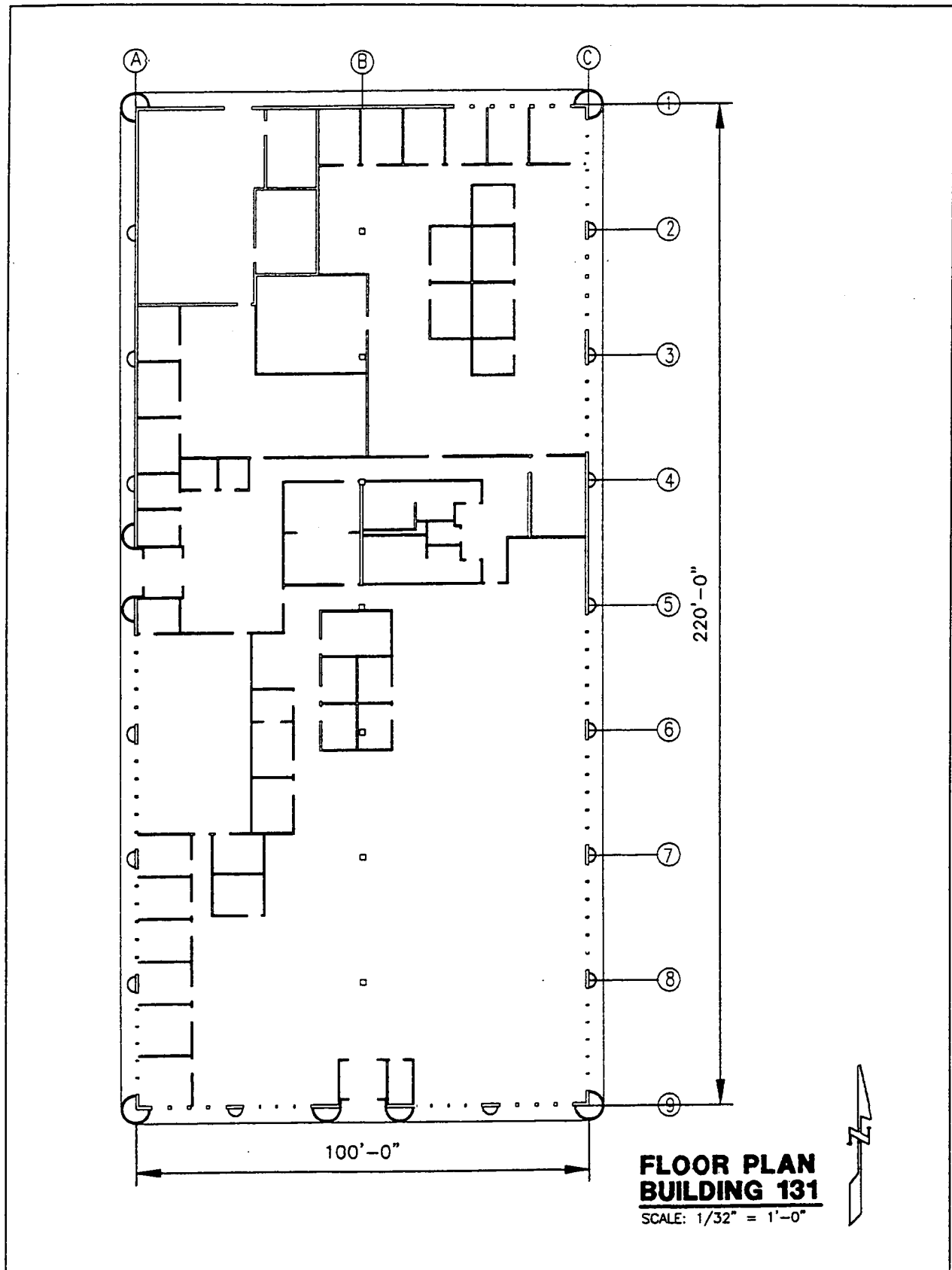
Building 131 - View from South

Narrative Summary:

1. Location: Building 131 is located on the east side of the Building 130W about 300 feet north of West Access Road and just west of First Street.
2. Description: It is a one story, 22,000 SF general office building, built in 1986. This facility has a steel frame with anodized aluminum siding similar in color to the skin of Buildings 130 and 130W and a standing seam, sloped metal roof. Landscaped (mostly gravel) earth berms surround the building to about the sill level. It has a rated occupancy of approximately 121 people.
3. Future Usability:
 - Assumed Reuse: General office.
 - Assets: Relatively young age, stand alone HVAC system, flexible floor plan (almost entirely open office areas or demountable partition enclosed offices with a small core area with restrooms, etc.).
 - Liabilities: None known.



Existing Site Plan



Existing Floor Plan

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1986	
b) Past Use:	Administration (DOE)	
c) Current Use:	Administration (DOE)	
2. Architectural:		
a) Roofing Type	Tapered, standing seam metal	Fair
b) Exterior Walls	Anodized Aluminum panel	Poor (seals)
c) Construction Material	Metal Frame	Good
d) Window Types	Non-op, double-glazed, Alum Frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	Demountable office partitions	Poor
g) Interior Flooring Type	Carpet and Ceramic Tile	Poor
h) Alterations and Additions	None	N/A
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	Dedicated Asphalt Lot	Fair
c) Landscaping	Rock	N/A
d) Irrigation	None	N/A
e) Exterior Lighting	Parking Lot	Fair
4. Mechanical		
a) Air Conditioning	Chillers outside	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Gas-fired Boilers	Poor
d) Sewer Type/ Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	No	N/A

	<i>Description</i>	<i>Condition*</i>
7. ADA:		
a) Elevator	N/A	N/A
b) Ramps	N/A	N/A
c) Restroom	No	Lacks pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	Yes	Good
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A
9. Principal Installed Equipment: Lectreivers.		

Related Structures: None.

Special Facility Features: None.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: None known.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office, classroom, or light manufacturing use.

Useful Life: It has an estimated life of at least 30 years.

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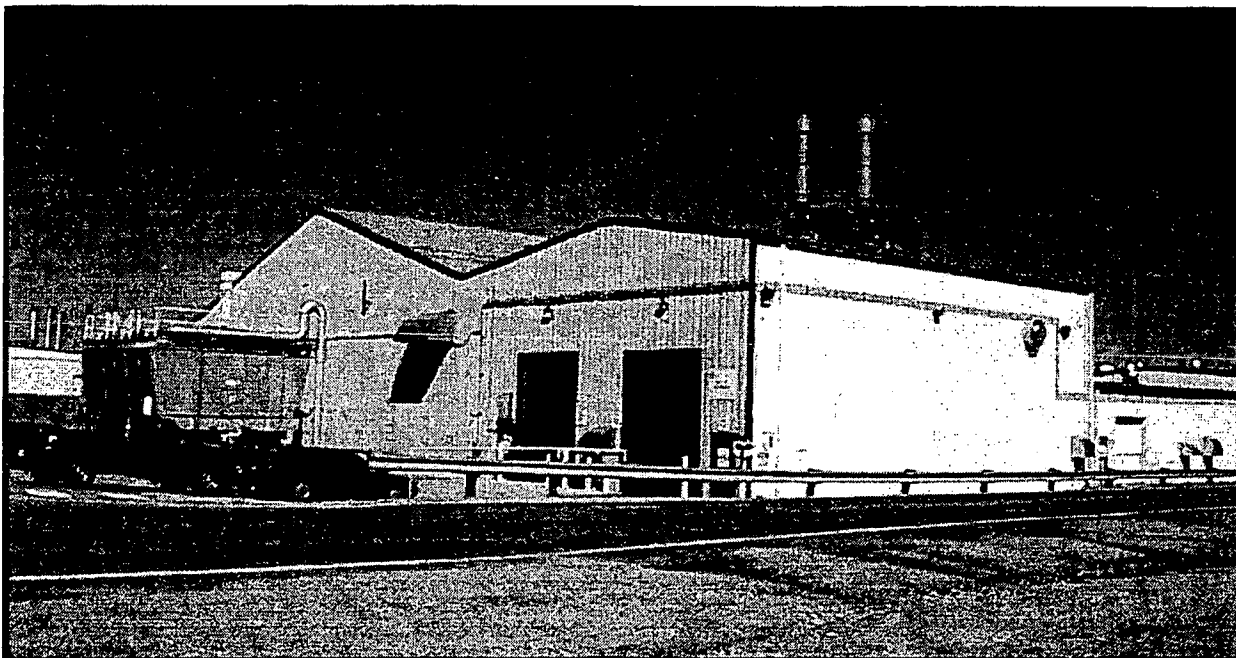
Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 29,000 96,000 201,000 326,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 7,000 0 40,000 47,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - Signage upgrades • <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC</i> - Assumed miscellaneous upgrades • <i>Electrical</i> - Assumed miscellaneous upgrades • <i>Information Systems</i> - Assumed miscellaneous upgrades		(One time \$) 11,000 3,000 14,000 51,000 68,000 119,000 59,000 25,000 84,000 23,000 11,000 11,000	

<i>Subtotal Upgrades/Conversion</i> <ul style="list-style-type: none"> • <i>Contingency</i> 		260,000	
<i>Total Upgrades/Conversion</i>	>2006 (Prior to reoccu- pancy)	<u>26,000</u> 286,000	New owner/ developer
<i>Other</i> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	>2006 (Prior to reoccu- pancy)	227,000	New owner/ developer

BUILDING 440

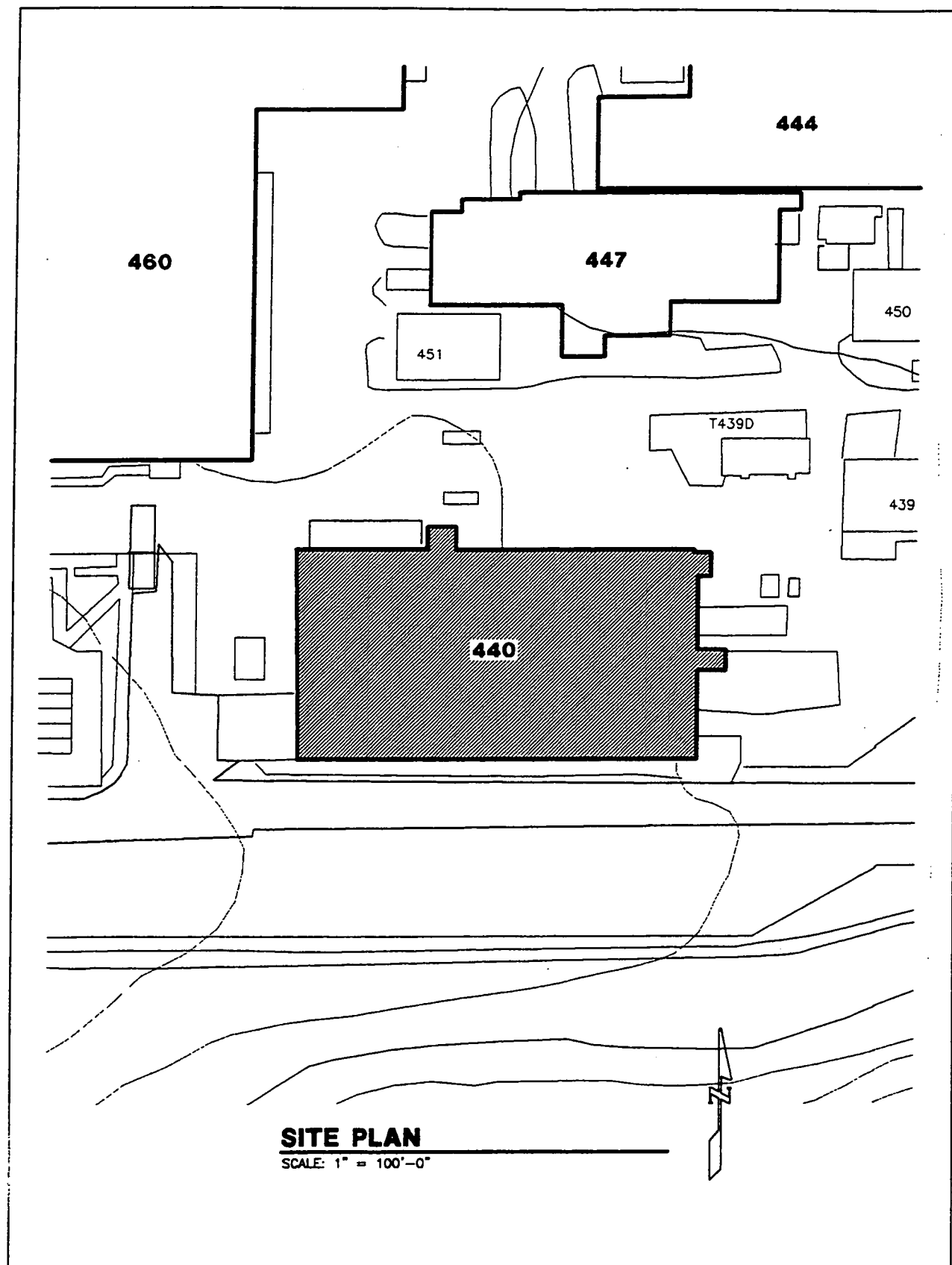
Facility Assessment and Summary



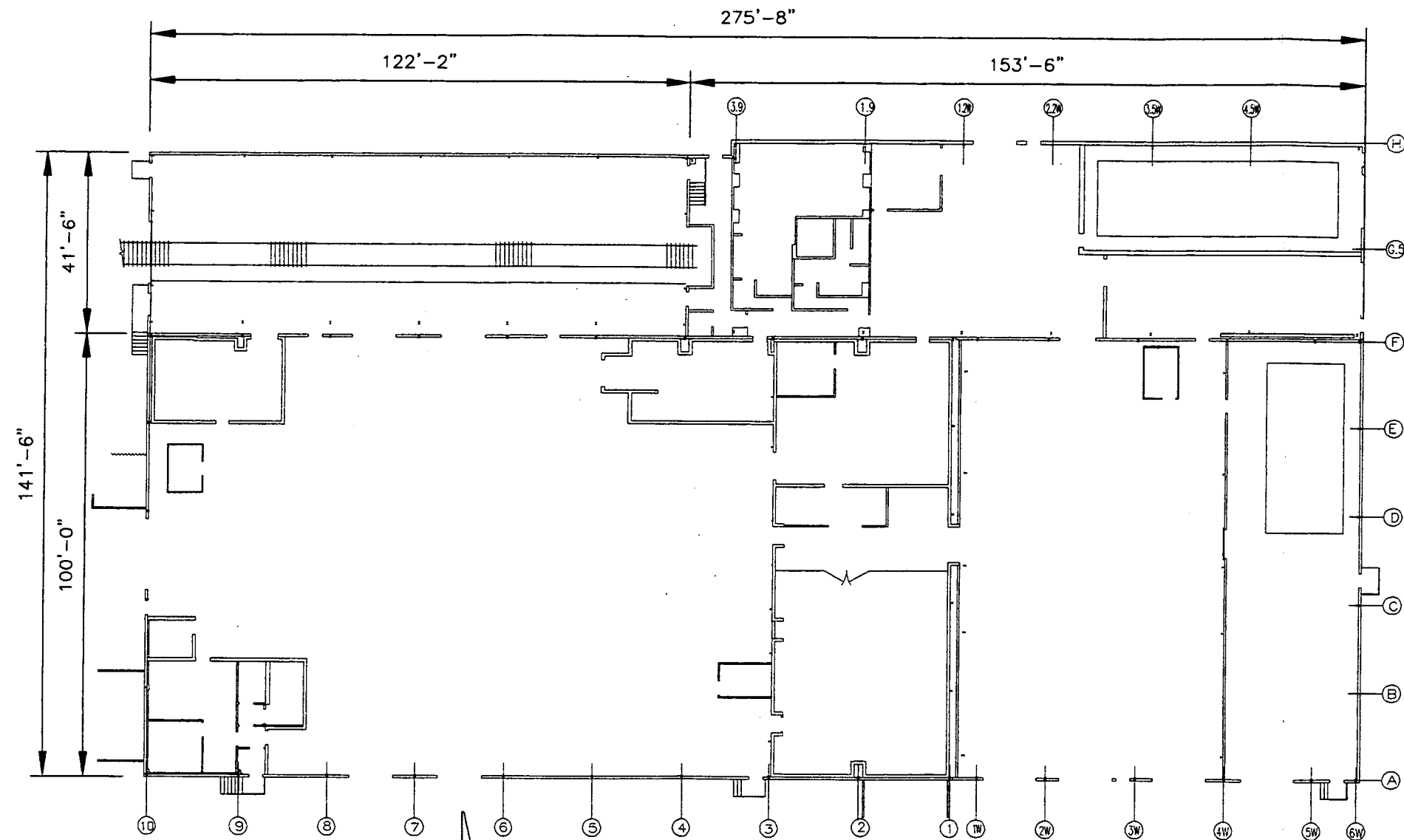
Building 440 - View from Southwest

Narrative Summary:

1. Location: Building 440 is located just northeast of the intersection of Fourth Street and Cactus Avenue in the south-central portion of the Industrial Area.
2. Description: It is a railcar and truck modification facility constructed in 1971. This facility, containing 34,320 SF, is a single story steel framed, metal-sided and roofed building with an elevated center rail bay. It has a small amount of interior office space.
3. Future Usability:
 - Assumed Reuse: Warehouse or manufacturing.
 - Assets: Rail siding, high bay with traveling crane.
 - Liabilities: Age, energy inefficiency, lack of independent heat source.



Existing Site Plan



FLOOR PLAN - BUILDING 440

SCALE: 1/32" = 1'-0"

Existing Floor Plan

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Basic Facility Data and Condition:		Description	Condition (see "Methodology")
1.	General Data:		
a)	Constructed:	1971	
b)	Past Use:	Vehicle modification facility	
c)	Current Use:	Storage of RCRA waste	
2.	Architectural:		
a)	Roofing Type	Metal seam	Fair
b)	Exterior Walls	Metal Sean	Fair
c)	Construction Material	Metal Frame	Good
d)	Window Types	None	N/A
e)	Foundation Type	Slab on grade	Good
f)	Interior Partitions	CMU	Good
g)	Interior Flooring Type	Concrete	Good
h)	Alterations and Additions	None	N/A
3.	Site Features		
a)	Sidewalk Type	N/A	N/A
b)	Parking Type	No dedicated Lot	N/A
c)	Landscaping	None	N/A
d)	Irrigation	None	N/A
e)	Exterior Lighting	Security Lights	Fair
4.	Mechanical		
a)	Air Conditioning	N/A	N/A
b)	Ventilation	N/A	N/A
c)	Heating Type	Central Steam	Fair
d)	Sewer Type/Connection	Central Treatment Plant	Good
5.	Electrical		
a)	Transformer	None	
b)	Main	TBD	
c)	Standby Generator	None	
d)	Intrusion Alarm	Yes	
6.	Fire Protection		
a)	Automatic Sprinkler System	Yes	Good
b)	Standpipe	No	N/A

		<i>Description</i>	<i>Condition</i>
c)	Fire Alarm System	Yes (Pull Station)	Good
d)	Smoke Detectors	No	N/A
7.	ADA: Facility does not meet ADA standards in any area.		
8.	Information Systems		
a)	Phone	Yes	Standard phones
b)	LAN-wired	Yes	N/A
9.	Principal Installed Equipment: Overhead, large capacity crane.		

Related Structures: Building 439A 50 meters to the northeast is a small maintenance and machine shop with one drive-through high bay and two other truck bays. It also has a one ton overhead crane and a small paint room.

Special Facility Features: Building 440 has its own rail siding extending into building.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: A relatively early Rocky Flats building. Housed support activities for the nuclear weapons program for two decades.

Environmental Considerations: Unknown at this time. Current use for waste storage will (??) require decontamination.

Possible Alternative Use(s): Any warehouse or manufacturing use.

Useful Life: Without major upgrades, this facility has an estimated life of 20 years.

Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 45,000 150,000 58,000 253,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>		(Annual \$) 11,000 0 12,000 23,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - Signage upgrades • <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC</i> - Construct boiler room - New primary heat <i>Subtotal</i> • <i>Electrical</i> - Assumed miscellaneous upgrades • <i>Information Systems</i> - Assumed miscellaneous upgrades		(One time \$) 177,000 5,000 182,000 80,000 106,000 186,000 93,000 40,000 133,000 27,000 34,000 61,000 18,000 18,000	

<i>Subtotal Upgrades/Conversion</i> <ul style="list-style-type: none"> • <i>Contingency</i> <i>Total Upgrades/Conversion</i>	>2006 (Prior to reoccu- pancy)	598,000 <u>60,000</u> 658,000	New owner/ developer
<i>Other</i> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	>2006 (Prior to reoccu- pancy)	106,000	New owner/ developer

BUILDING 460

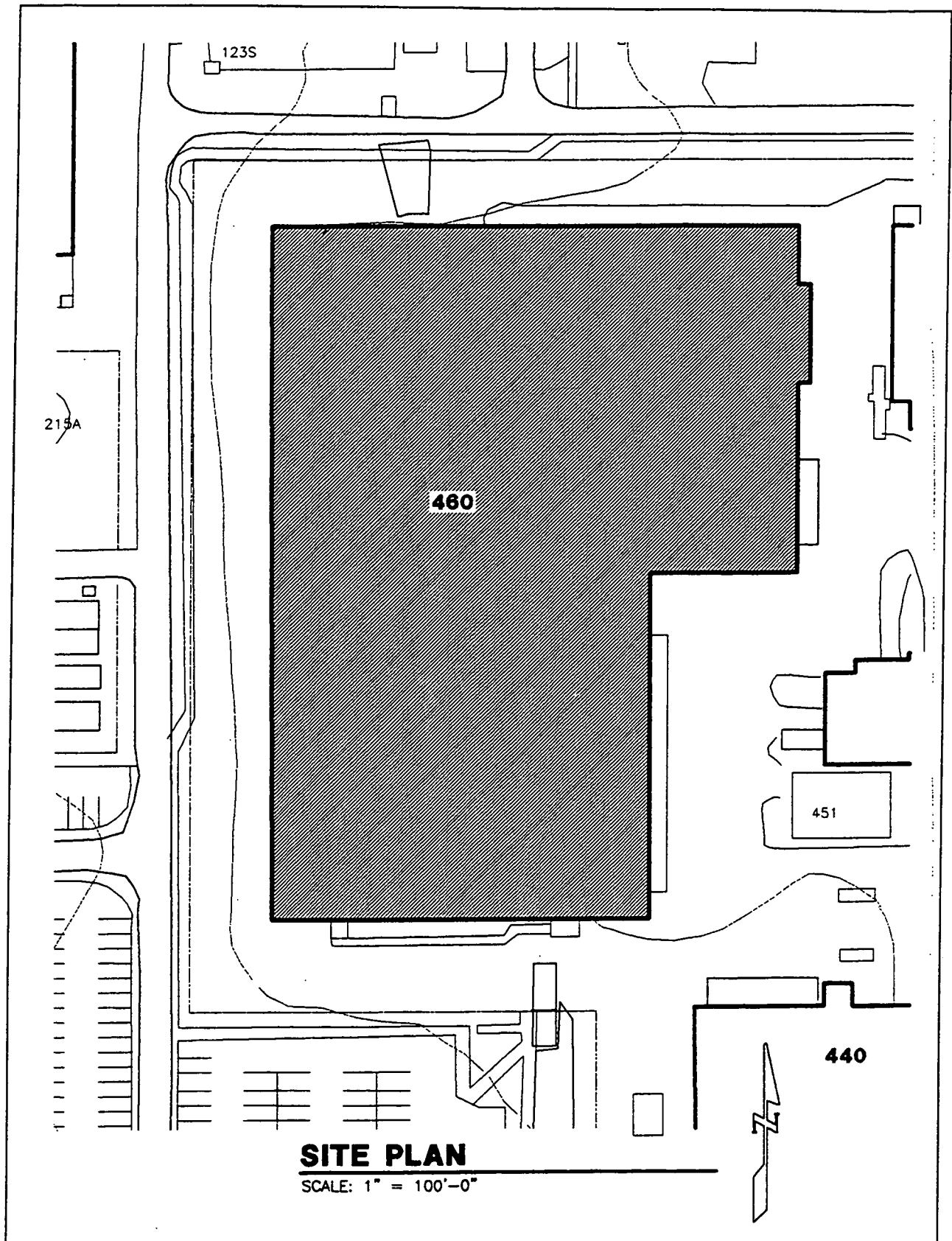
Facility Assessment and Summary



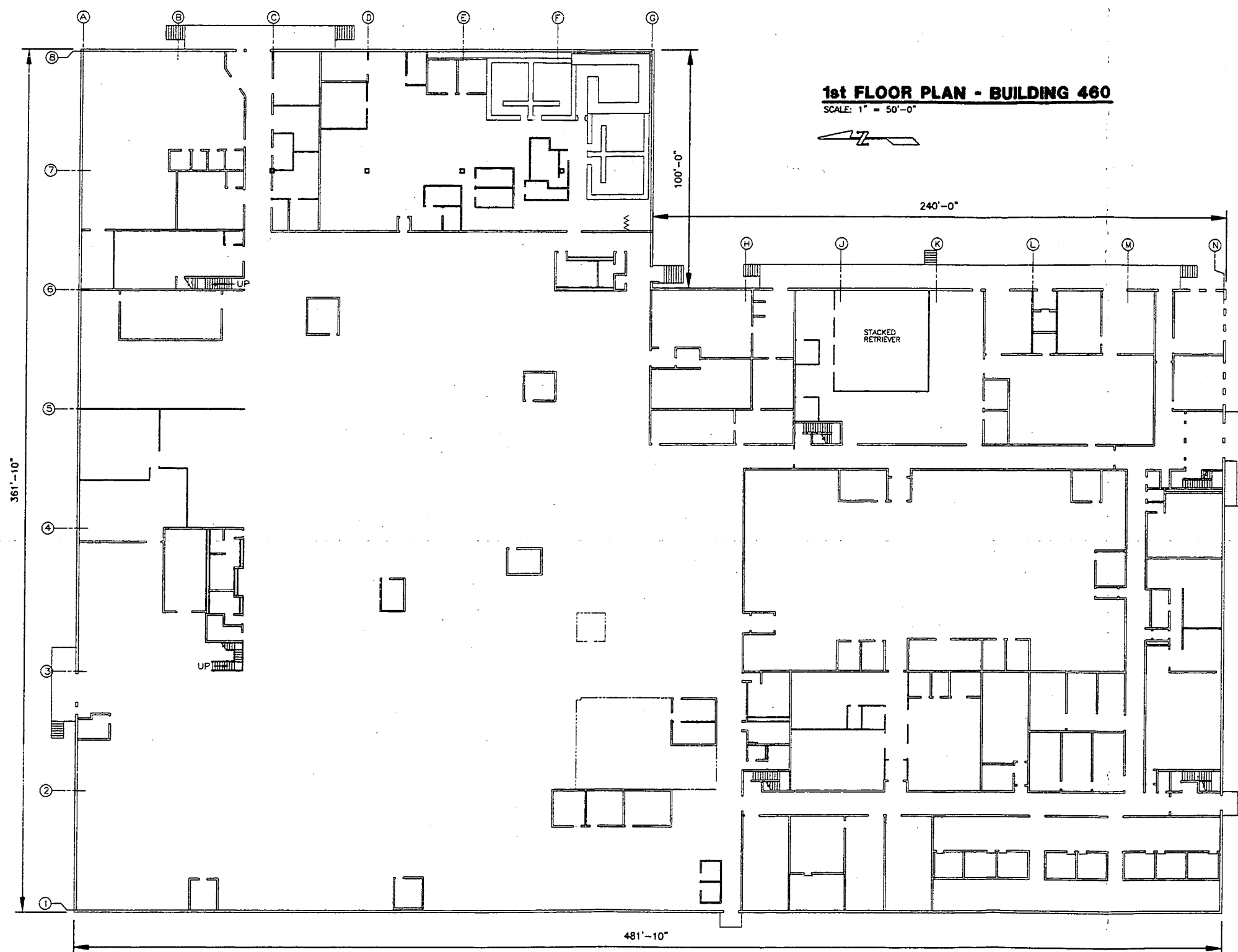
Building 460 - View from South/Southeast

Narrative Summary:

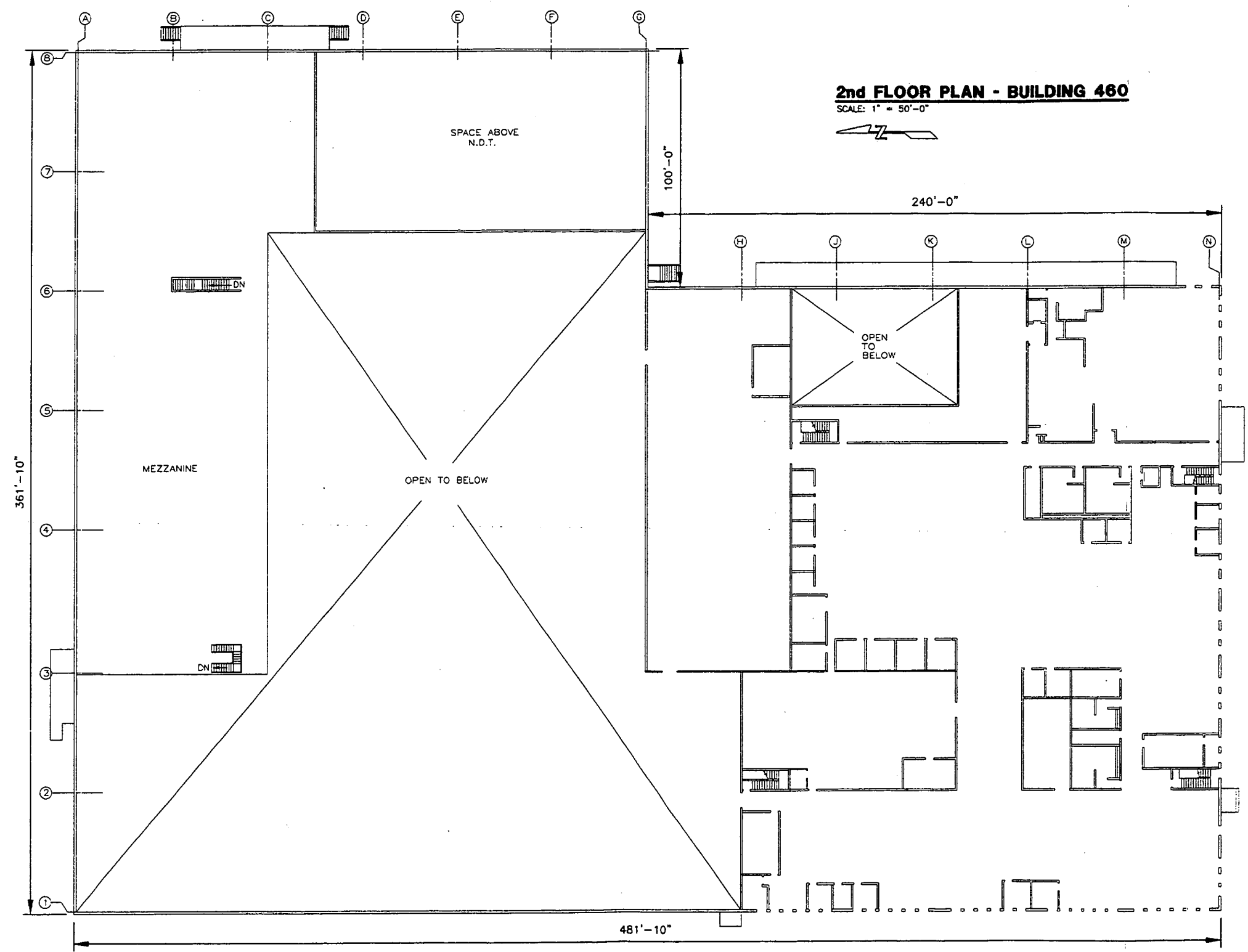
1. Location: Building 460 is located east of Third Street between Cactus and Cottonwood Avenues in the southeastern portion of the Industrial Area.
2. Description: It was a large manufacturing facility later modified in part for office use. The south half of the building is two story office while the remainder is high bay manufacturing area. It was constructed in 1985 and contains 212,980 SF overall. It is a steel frame building with insulated steel panels and CMU wall construction. It has a sloped standing seam metal roof. It has an office occupancy of over 300 personnel. It also contains a 175 person seating capacity cafeteria with a service-only kitchen.
3. Future Usability:
 - Assumed Reuse: Manufacturing and associated administrative functions.
 - Assets: Relatively young age, enhanced power supply, high bay manufacturing area, high capacity flooring, loading docks.
 - Liabilities: Lack of independent heat source, difficult truck circulation due to nearness of Building 444 to the east (if 444 is demolished, excellent truck circulation could be easily accomplished).



Existing Site Plan



Existing Floor Plan - 1st Floor



Existing Floor Plan - 2nd Floor

Basic Facility Data and Condition:**Description****Condition**

(see "Methodology")

- | | | |
|------------------------------|---|------|
| 1. General Data: | | |
| a) Constructed: | 1985 | |
| b) Past Use: | Consolidated non-nuclear manufacturing facility | |
| c) Current Use: | RFETS-DOE operations center (Admin) | |
| 2. Architectural: | | |
| a) Roofing Type | Sloped standing metal seam | Fair |
| b) Exterior Walls | Insulated Steel Panel and CMU | Fair |
| c) Construction Material | Metal Frame | Good |
| d) Window Types | Non-op, double-glazed, Alum Frame | Fair |
| e) Foundation Type | Slab on grade | Good |
| f) Interior Partitions | CMU and demountable office | Good |
| g) Interior Flooring Type | Carpet and Ceramic Tile | Good |
| h) Alterations and Additions | Added Office Space | Good |
| 3. Site Features | | |
| a) Sidewalk Type | Concrete | Fair |
| b) Parking Type | Dedicated asphalt lot | Fair |
| c) Landscaping | Yes | N/A |
| d) Irrigation | Yes | N/A |
| e) Exterior Lighting | Yes (Parking Lot and Walkways) | Fair |
| 4. Mechanical | | |
| a) Air Conditioning | Mechanical Cooling | Fair |
| b) Ventilation | Forced Air | Fair |
| c) Heating Type | Central Plant | Fair |
| d) Sewer Type/Connection | Central Treatment Plant | Good |
| 5. Electrical | | |
| a) Transformer | None | |
| b) Main | TBD | |
| c) Standby Generator | None | |
| d) Intrusion Alarm | Yes | |

	<i>Description</i>	<i>Condition</i>
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	Yes (in duct work)	Good
7. ADA		
a) Elevator	Yes	Good
b) Ramps	Main Entrance	Fair
c) Restroom	No	Lacks faucet levers/pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	No	Too high
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A

9. Principal Installed Equipment: Lectreivers.

Related Structures: Building 444 has HVAC controls.

Special Facility Features: 175 person capacity cafeteria (service-only kitchen); high bay area in rear 50% of building.

Other: There is limited truck access to the loading dock areas on the east side of the building.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: Unknown

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office and manufacturing/warehouse use.

Useful Life: It has an estimated life of at least 30 years.

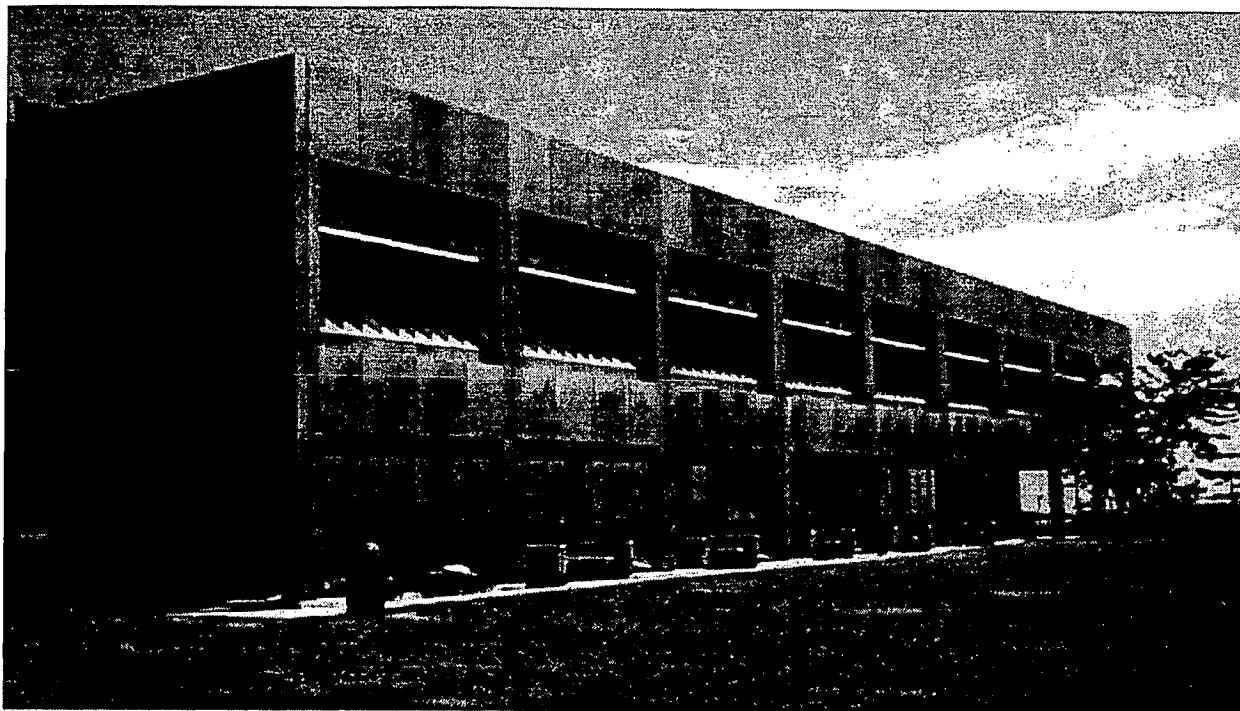
Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2206	(Annual \$) 279,000 932,000 201,000 1,412,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Janitorial - Utilities <i>Subtotal Total</i>	<2006	(Annual \$) 70,000 0 40,000 110,000	DOE
<i>Upgrades/Conversions (Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - Signage upgrades <i>Subtotal</i> • <i>Architectural</i> - Repair/refinish floors - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC</i> - Construct boiler room - New primary heat <i>Subtotal</i> • <i>Electrical</i> - Assumed miscellaneous upgrades		(One time \$) 110,000 33,000 143,000 110,000 329,000 429,000 288,000 82,000 370,000 165,000 208,000 373,000 66,000	

<ul style="list-style-type: none"> Information Systems - Assumed miscellaneous upgrades 		66,000	
Subtotal Upgrades/Conversion		1,457,000	
<ul style="list-style-type: none"> Contingency 		146,000	
Total Upgrades/Conversion	>2006 (Prior to reoccu- pancy)	1,603,000	New owner/ developer
Other			
<ul style="list-style-type: none"> Tenant Improvements 	>2006 (Prior to reoccu- pancy)	877,000	New owner/ developer

BUILDING 850

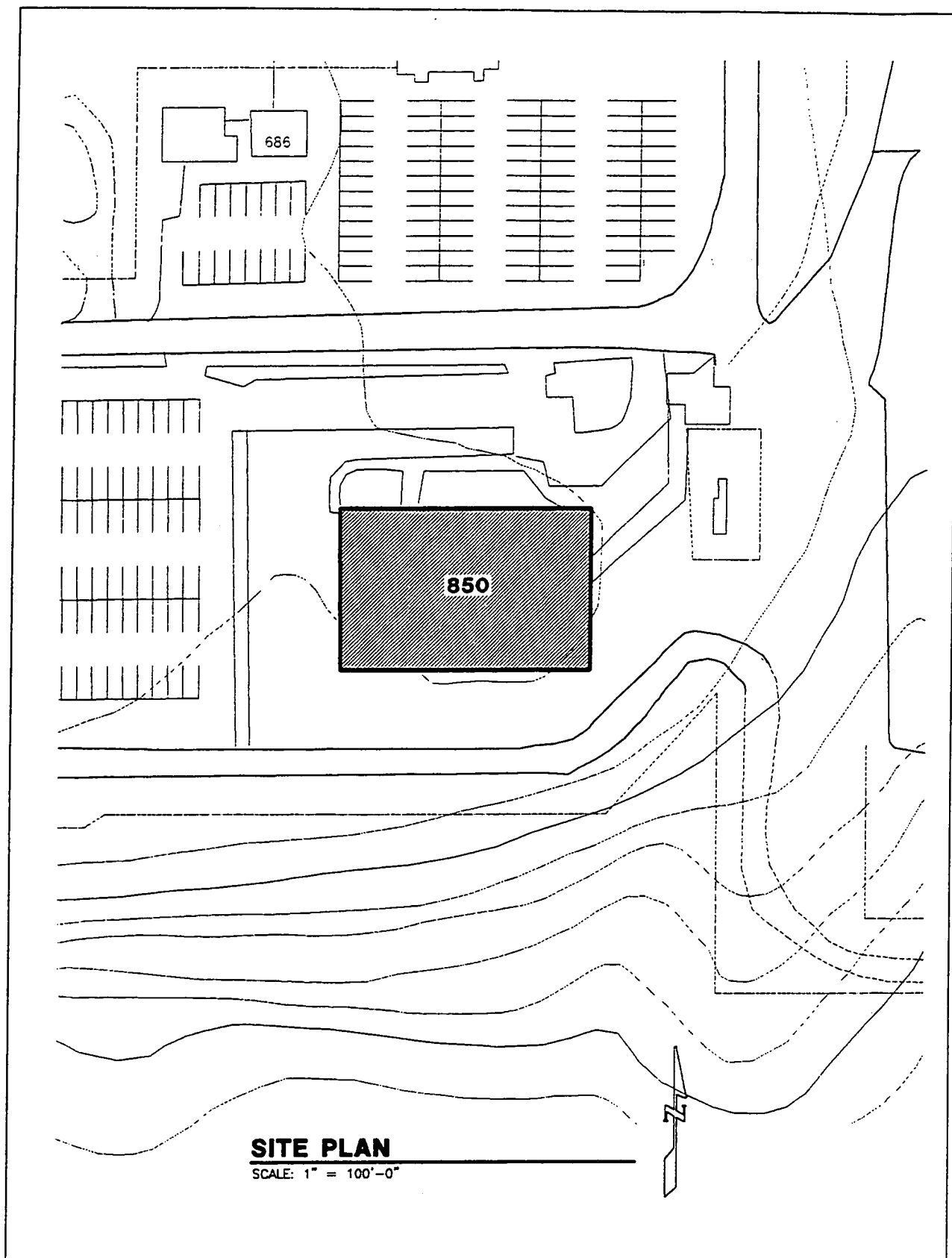
Facility Assessment and Summary



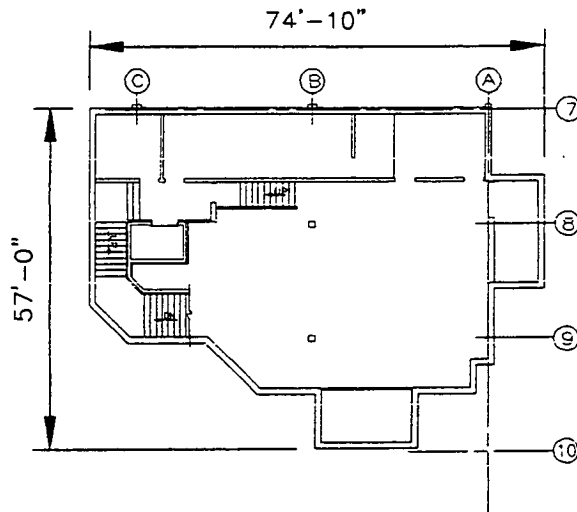
Building 850 - View from Southwest

Narrative Summary:

1. Location: Building 850 is located east of Seventh Street and Parking Area 850 and north of Cactus Avenue in the south central part of the Industrial Area.
2. Description: It is a general office building holding a number of different organizations. The facility is a two story (with partial basement), steel frame, anodized aluminum metal-sided structure with a flat, modified bitumen roof. It was constructed in 1984 and comprises a total of 39,894 SF. It has an occupancy rating of approximately 100 personnel. It contains a service-only cafeteria with an approximate 100 person seating capacity.
3. Future Usability:
 - Assumed Reuse: General office.
 - Assets: Relatively young age, flexible floor plan (two small central cores with open office areas), daylighting on second floor.
 - Liabilities: lack of independent heat source.

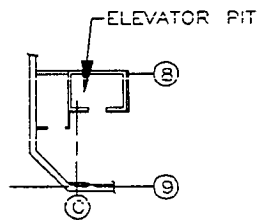


Existing Site Plan



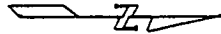
**BASEMENT FLOOR
PLAN - BUILDING 850**

SCALE: 1/32" = 1'-0"

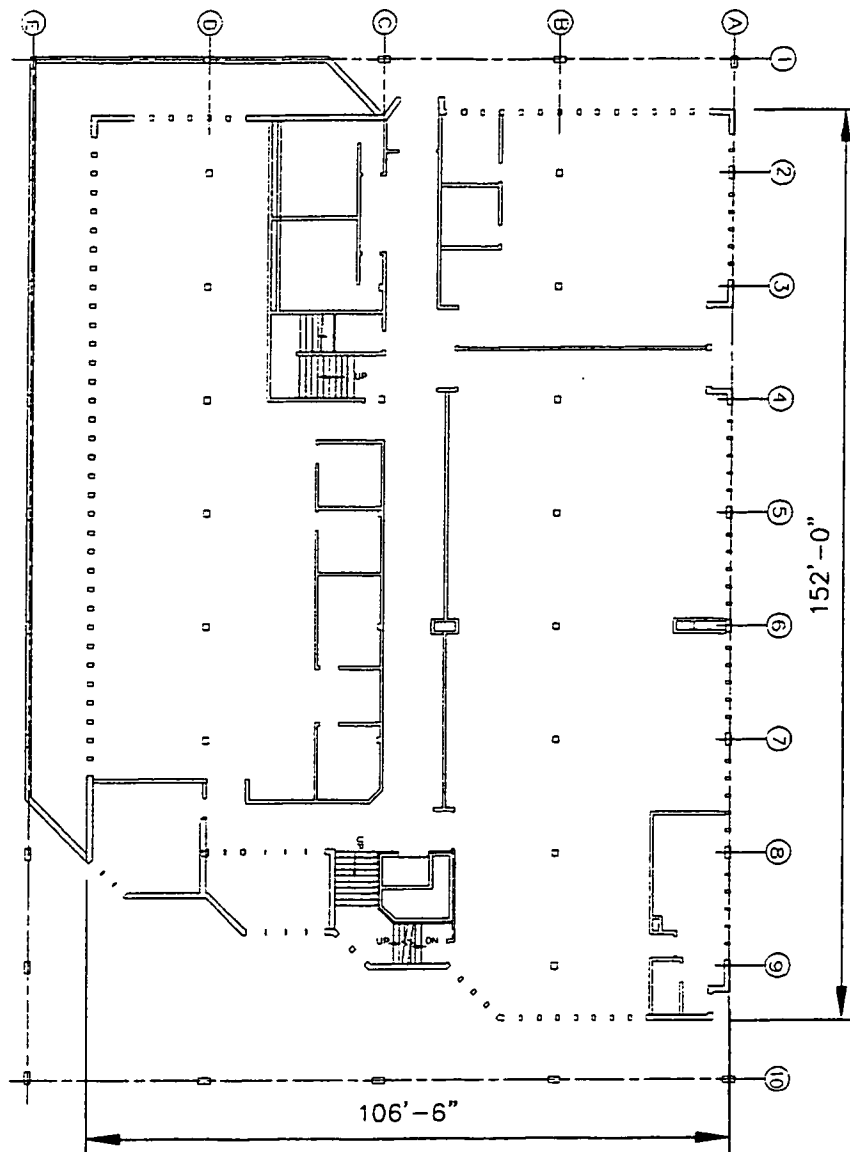


**PARTIAL SUB-BASEMENT
FLOOR PLAN - BUILDING 850**

SCALE: 1/32" = 1'-0"



Existing Floor Plan - Basement

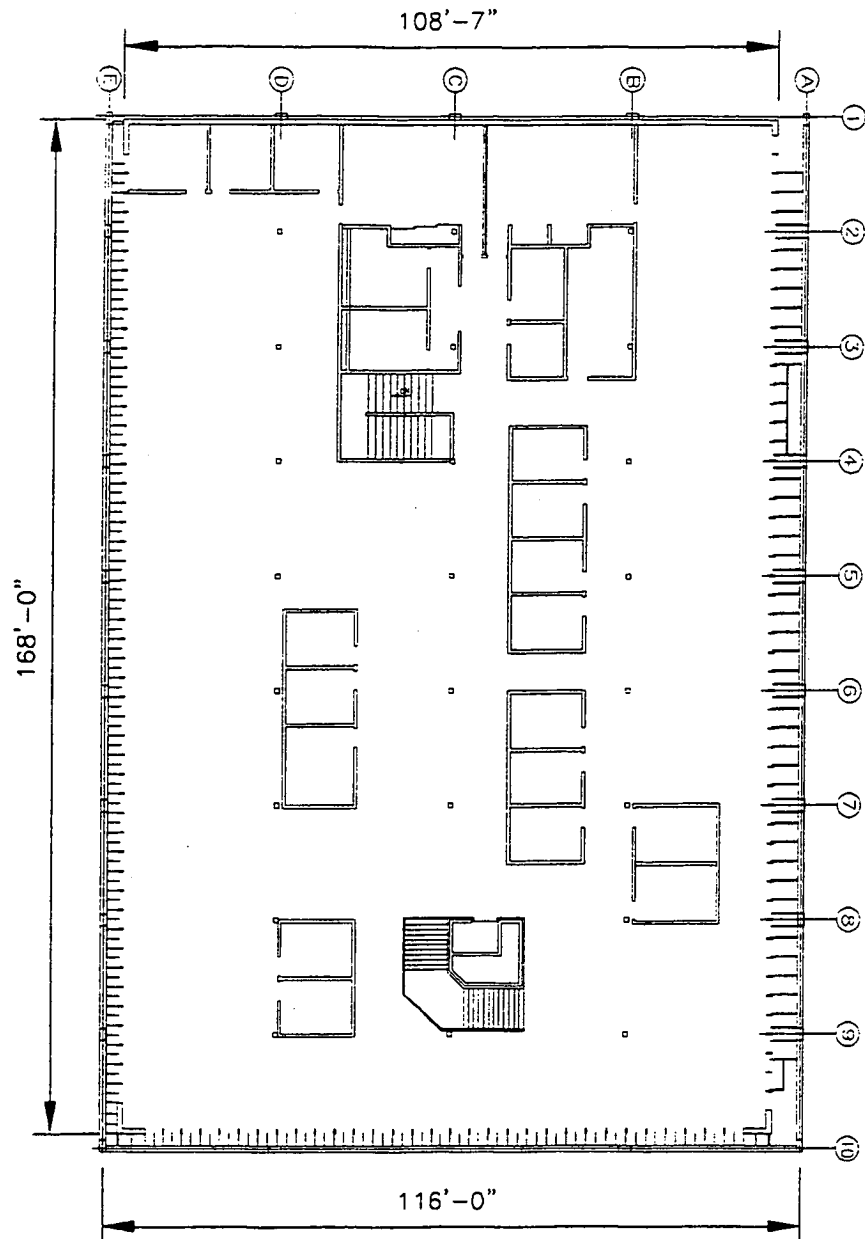


1st FLOOR PLAN - BUILDING 850

SCALE: 1/32" = 1'-0"



Existing Floor Plan - 1st Floor



2nd FLOOR PLAN - BUILDING 850

SCALE: 1/32" = 1'-0"



Existing Floor Plan - 2nd Floor

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1984	
b) Past Use:	Administrative space/cafeteria.	
c) Current Use:	Administrative (cafeteria closed).	
2. Architectural:		
a) Roofing Type	Flat, multiple built up	Fair
b) Exterior Walls	Anodized Aluminum Panel and pre-cast concrete	Poor (seals)
c) Construction Material	Metal Frame	Good
d) Window Types	Non-op, double-glazed, Alum Frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	GWB on steel; demountable office partitions	Good
g) Interior Flooring Type	Carpet and Ceramic Tile	Fair
h) Alterations and Additions	None	N/A
i) Other	Large outdoor patio and bench area (south side)	Good
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	Dedicated asphalt lot	Fair
c) Landscaping	Yes	N/A
d) Irrigation	Yes	N/A
e) Exterior Lighting	Yes (Parking Lot and Walkways)	Fair
4. Mechanical		
a) Air Conditioning	Roof Evap Cooler	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Central Steam Plant	Fair
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	No	N/A

	<i>Description</i>	<i>Condition</i>
7. ADA		
a) Elevator	Yes	Good
b) Ramps	N/A	N/A
c) Restroom	No	Lacks pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	Yes	Good
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A
9. Principal Installed Equipment:	N/A	

Related Structures: None.

Special Facility Features: Large service-only cafeteria; large outdoor patio and break area.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: None known.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office/administrative use.

Useful Life This facility has an estimated life of at least 30 years.

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Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 52,000 175,000 <u>201,000</u> 428,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Janitorial - Utilities <i>Subtotal Total</i>	<2006	(Annual \$) 13,000 0 <u>40,000</u> 53,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - Signage upgrades • <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC</i> - Construct boiler room - New primary heat <i>Subtotal</i> • <i>Electrical</i> - Assumed miscellaneous upgrades • <i>Information Systems</i> - Assumed miscellaneous upgrades		(One time \$) 21,000 <u>6,000</u> 27,000 92,000 <u>123,000</u> 215,000 108,000 <u>46,000</u> 154,000 31,000 <u>39,000</u> 70,000 21,000 21,000	

<p><i>Subtotal Upgrades/Conversion</i></p> <ul style="list-style-type: none"> • <i>Contingency</i> <p><i>Total Upgrades/Conversions</i></p>	<p>>2006 (Prior to reoccu- pancy)</p>	<p>508,000 <u>51,000</u> 559,000</p>	<p>New owner/ developer</p>
<p><i>Other</i></p> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	<p>>2006 (Prior to reoccu- pancy)</p>	<p>411,000</p>	<p>New owner/ developer</p>

FINDINGS AND CONCLUSIONS

The following presents a summary of findings and conclusions relative to the feasibility to reuse the buildings identified for potential retention in the Industrial Area. It includes a discussion of the buildings as a whole and individually in terms of several key factors: reuse flexibility, the schedule for deactivation and decontamination, maintenance costs, building upgrade costs and building reactivation costs.

Reuse Flexibility

While initially designed for a specific purpose, some buildings are more likely to become functionally obsolete than others because of lack of flexibility in their design and construction, and their value is diminished. The more flexible buildings are 130, 130W, 131 and 460. They tend to have a more open structural grid which can be adapted to different future uses. Building 125 is small and designed for a very specific laboratory use. Building 440 is unique due to the special purpose for which it was designed and used. Building 850 is an office building but lacks flexibility in structural layout. Table 1 summarizes the relative value of each building for retention based upon future flexibility in the building design.

Table 1: Reuse Flexibility by Building

Description	Bldg 125	Bldg 130	Bldg 130W	Bldg 131	Bldg 440	Bldg 460	Bldg 850
Functional Flexibility	low	high	high	high	low	high	medium
Comments	unique - laboratory	office - flexible layout	warehouse flexible layout	office-flexible layout	unique-workshop	office/warehouse flexible layout	office-less flexible layout

Schedule for Availability

The date at which buildings are available for reuse is based upon the current deactivation and decommissioning schedule of DOE. Table 2 indicates these dates for each building, based upon the current revised 2006 Cleanup Plan. For this analysis it is important to note that the date used by DOE for decommissioning assumes that the community could reuse the building immediately upon decommissioning. Current DOE policy is that the community becomes responsible for buildings when they are deactivated and decommissioned. However, if plutonium is still present on the site at the time that the buildings were ready, the buildings could not be available to the community.

If the buildings were to be retained for future use, then the assignment of costs to the appropriate entities is key. Although maintenance and other costs during the deactivation and decommissioning process would be born by DOE, costs after this will be the responsibility of the community. Therefore, if the community is planning on reusing the buildings after they are made available by DOE, it is imperative that the community find tenants as soon as possible in order to defray maintenance and other holding costs.

Table 2: Building Deactivation and Decontamination Schedule

Activity	1125	1130	130w	131	440	460	850
Deactivation Complete	2004	2003	2003	2003	2009	2005	2006
Decommissioning Complete	2004	2003	2003	2003	2009	2006	2006

Note:

All dates are assumed to be September 30 of the year indicated.

Maintenance Costs

Table 3 summarizes anticipated annual costs for maintenance on a building-by-building basis. Both minimal maintenance and normal maintenance costs are presented for comparison.

Minimal maintenance is defined as that which is required to keep the building structure in a minimal serviceable condition without a tenant (i.e. the building is locked and not heated). Minimal maintenance assumes that the building would be in a "mothballed" condition – that is, it would be disconnected from utilities and otherwise made unserviceable for a tenant until it was reactivated and reconnected to utilities.

This approach makes sense only if the building is going to remain unoccupied for several years and the costs for mothballing and reactivating the building can be justified. The costs shown would be appropriate to use if for some reason DOE "mothballed" the building as part of the decommissioning and decontamination process and delivered it in this condition to the community. However, if this were to occur, there would be additional costs necessary to reactivate the building that would have to be accounted for.

A second approach is appropriate if the buildings are not mothballed and can be reoccupied quickly (i.e. within two years) after being turned over to the community. In this case a level of maintenance is assumed consistent with keeping buildings in a condition that would allow them to be occupied very quickly. Based upon comparable costs from the private sector, normal maintenance ranges in cost from \$4 to \$6/square foot (and includes utilities, taxes, insurance and custodial service). For the buildings analyzed, it is assumed that the buildings would incur maintenance costs in the low end of this range (assuming that janitorial service would not be required and utility costs would be minimal) and a figure of \$4/square foot was used in this estimate. To aid in the comparison, all buildings are assumed to have the same maintenance requirements.

In both cases, costs are provided on an annual basis and are in thousands of first quarter 1998 dollars. One can extrapolate the cumulative maintenance costs (whether it be minimal or normal maintenance) based upon the information provided in the table, factoring in the number of years that the community provides maintenance.

Table 3: Maintenance Costs

Description	125	130	130w	131	440	460	850	Total
Square Footage (SF)	12,900	50,000	30,000	22,000	43,320	212,980	39,894	411,094
Minimal Maintenance (Annual \$/000)	16	60	48	47	23	110	53	357
(\$/SF)	1.24	1.20	1.60	2.14	0.53	0.52	1.33	
Normal Maintenance (Annual \$/000)	52	200	120	88	173	851	160	1,644
(\$/SF)	4.00	4.00	4.00	4.00	4.00	4.00	4.00	

Upgrade Costs

The condition and future usability of the buildings is directly related to their age and, less so, their function and current structural configuration. Although the current condition of the buildings ranges from fair to good, reuse and upgrade costs for the buildings would be considerable, especially considering what will be required in terms of code improvements, physical plant and site improvements to make them minimally suitable for civilian use.

Table 4 displays information about one-time upgrade costs for each building to meet civilian building codes. All costs are given in thousands of first quarter 1998 dollars. Upgrade costs are distinct from tenant improvement costs. Reuse functions are assumed to be the same as current (or original) functions. Uses that are very different from the original design use could increase the costs.

Environmental remediation costs for lead-based paint, asbestos, and other hazards are projected for Buildings 125, 440, and 460, only. They total \$680,000 (based on the assumption remediation would be tied to reuse - the cost would probably be lower in the case of demolition).

The costs for interior and exterior upgrades to make the buildings serviceable for reuse (not including tenant finish) total \$4.7 million (ranging from \$8/SF to \$18/SF). These costs would likely be born, at least initially, by a master developer or facility manager (i.e. the community reuse organization) and then amortized through the lease. Furthermore, it would be prudent that these improvements be undertaken only after a tenant is identified and a lease negotiated that can recover the costs. This would also facilitate coordination of tenant improvements (which are amortized through the lease) with the upgrades.

Table 4: Costs for Upgrades by Building

Description	Bldg 125	Bldg 130	Bldg 130W	Bldg 131	Bldg 440	Bldg 460	Bldg 850	Total
Year Built	1965	1985	1985	1986	1971	1985	1984	
Square Footage	12,900	50,000	30,000	22,000	34,320	212,980	39,894	411,094
Environmental Remed.	142	0	0	0	378	160	0	680
Upgrades/Conversions								
• Code/ADA Compliance	68	40	147	14	182	143	27	
• Architectural	70	330	57	119	186	429	215	
• Structural	0	0	0	0	0	0	0	
• Site	50	236	107	84	133	370	154	
• HVAC	23	154	70	23	61	373	70	
• Electrical	7	31	14	11	18	66	21	
• Information Systems	7	31	14	11	18	66	21	
Subtotal	225	822	409	260	598	4,457	508	
• 10% Contingency	23	82	41	26	60	146	51	
Total Upgrades/ Conversions	248	904	450	286	658	1,603	559	4,708

Note:

*Only applies to Buildings 125, 440, and 460. Cost varies dramatically between buildings.

Building Reactivation Costs

Potential costs for reactivating a building after it has been "mothballed" are not included in the upgrade costs discussed above. "Mothballing" is the process whereby a building is disconnected from utilities and otherwise made unserviceable for a tenant so that it can be retained at a low cost for an extended period of time. The reactivation process is necessary to make it once again serviceable for a tenant. Reactivation costs, if they were necessary, could exceed potential maintenance savings if the holding period is a short one. If the building is retained for a longer period of time, the reactivation costs can be justified because of the lower interim maintenance costs.